

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	24 th January 2013		
Application Number:	S/2012/1427		
Site Address:	Glebe Farm, Hindon, Salisbury, SP3 6ET		
Proposal:	Erection of an agricultural building		
Applicant/Agent:	Denis Barry /Sway Design		
City/Town/Parish:	Hindon Parish Council		
Electoral Division:	Nadder and East Knole	Unitary Member:	Councillor Bridget Wayman
Grid Reference:	391592 133233		
Type of Application:	Minor		
Conservation Area:	Cons Area: N/A	LB Grade: N/A	
Case Officer:	Case Officer: Charlie Bruce-White	Contact Number: 01722 434682	

Reason for the application being considered by Committee

Cllr Wayman has called in the application on the grounds of visual impact, design and environmental/highway impact.

1. Purpose of report

To consider the recommendation of the Area Development Manager that planning permission be **GRANTED subject to conditions**.

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of development;
2. Character and appearance of the area;
3. Highway considerations;
4. Other matters.

The application has generated objections from the Parish Council and one third party.

3. Site Description

The site relates to the corner of an agricultural field to the north of buildings at Glebe Farm, just outside the village of Hindon. The site comprises 1,500 sq metres and is separated from the buildings at Glebe Farm by a field hedge and an unclassified road that leads from the village to the A303. The site benefits from an existing field access which is directly opposite the access to Glebe Farm.

Glebe Farm is an equestrian stud which breeds and rears race horses, and in recent years the former farmhouse and agricultural buildings have been redeveloped to facilitate the creation of the business (see below planning history). There are currently stabling facilities for up to 28 horses with 1 full time and 2 part time employees. The site is within the AONB.

4. Relevant Planning History

07/1783	Change from derelict farm complex to new stable yard	AC	26.10.07
08/0126	Erect replacement dwelling, create new vehicular access, and incorporate part of farm yard within residential curtilage	AC	22.04.08
09/0972	Erection of barns, horse walker and associated buildings in connection with equestrian facilities and garage to serve associated dwelling	AC	02.09.09
10/1427	Proposed tractor store and three cubicle stable	AC	17.12.10
11/1359	Change of use of existing building to provide temporary residential accommodation for equestrian staff	AC	14.10.11

5. Proposal

It is proposed to erect a barn for the storage of hay, straw and machinery that is required to operate the equestrian stud. The barn would have maximum dimensions of 30m by 15m by 5.3m high, and would be sited approximately 15m from the public highway.

The development is part retrospective in that the ground works to level the site have been commenced, and the hard-standing formed between the front of the barn and the field access.

6. Planning Policy

Local Plan: policies G1, G2, C2, C4, C5
Central government planning policy: NPPF

7. Consultations

Parish Council

Object as green field site, ground works are retrospective, scale of the building will have a dominating impact, additional traffic, creeping development, adjacent chalk track was laid without consultation.

Highways Officer

No objection

8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of representation was received, agreeing with the objections/concerns of the Parish Council.

9. Planning Considerations

9.1 Principle of development

The NPPF states that local authorities should seek to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and should promote the development and diversification of agricultural and other land-based rural businesses.

9.2 Justification

The applicant details that they have recently purchased 35 acres of additional land which will enable the business to produce a significant proportion of its own hay. Current facilities for both hay and straw storage are limited at Glebe Farm, comprising a relatively small and low barn. The applicant explains that hay and straw are produced/delivered in bulk for both logistical and efficiency reasons, and that the proposed building is necessary to appropriately store them in a manner which prevents their deterioration and enables their efficient movement when needed for bedding and feed. The barn would also provide cover for machinery that is associated with the production and transport of hay and straw. The applicant also explains that the building currently used to store hay and straw is not ideal in that it is attached to the main stable block and therefore presents a potential fire risk, which is a particular concern given the value attributed to many race horses.

It is evident that there is a need for the building proposed, and that it would contribute towards the operation and growth of the business, although its acceptability will need to be weighed against its visual impact which is considered below.

9.3 Character and appearance of the area

The Parish Council have raised concerns that the proposal is creeping development, extending the Glebe Farm site unnecessarily and on to the other side of the road, where the building would have a dominating impact. Whilst the hay barn would be visible from relatively close distance views from the road, it would nevertheless be partially obscured by the roadside hedge, which has also been recently reinforced by new planting, and in wider landscape terms the barn would still be seen in association with the cluster of existing buildings at Glebe Farm. At 5.3 metres in height to the ridge, neither would the barn be excessively high for a modern agricultural building. Furthermore, the choice of materials, including timber boarding and dark metal roof, would help mitigate the building's landscape impact, and would also provide continuity with the materials used on existing buildings at Glebe Farm. The applicant also proposes new landscaping to the north and east of the barn, and has detailed that the site has historically been used for storage in association with Glebe Farm when it was run as a dairy.

Having regard to these factors, it is acknowledged that the barn would be visible, but it is not considered that its impact would be inappropriate within its context, and that the benefits to the rural business outweigh the limited intrusion in any event. It is considered necessary to impose a condition to secure further details of the proposed landscaping and any earthworks such as bunds around the barn.

9.4 Highway considerations

The Council's Highways Officer has raised no objection to the proposed development given the lightly trafficked nature of the road and the historic nature of vehicular movements from the site when it was in agricultural use in association with the former dairy.

9.5 Other matters

The Parish Council have commented that a chalk track leading from the field access up to the top of the farm has been created without consultation. However, the majority of this

track is outside of the application site and its formation is a separate matter from this planning application.

10. Conclusion

The proposed barn would be acceptable in principle, being appropriately justified to support a land based rural enterprise, and would not have a significant impact upon the character and appearance of the area or highways safety.

11. Recommendation

Planning permission be **GRANTED** for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, C2, C4, C5.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....1714-2a...

Date Received....21.11.12....

Reason: For the avoidance of doubt.

- 3) Materials to be used for the external walls and roofs of the building hereby permitted shall match in material, colour and texture those used in the existing stable / indoor exercise barn at Glebe Farm.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C5

- 4) No development shall commence on site until further details of landscaping have been submitted to and agreed in writing by the local planning authority. Details shall include the location and species of new planting, and plans and cross sections of any earthworks such as bunding.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 5) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 6) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/or highway safety for the users of the adjoining roads.

Policy: G2, C2, C4