

REPORT PROFORMA						Status	CPO
Application No: TA/2017/1807				Date of Committee		NA	
Decision Code: RAF				Expiry indicator		3yrs	
Constraints: GB, AONB, AGLV, AWOOD							
Listed Building	N		Grade	I/II/II*		Comments	N
Site Area	Ha	No. Parking Spaces		Res. Parking Average			
% reduction in CO ₂				KwH produced from renewables			
Housing							
Existing use							
Res. Net Density							
Number of units		Gross		Demolished		Net gain	
Number of affordable units		Social Rented					
		Intermediate					
Housing detail		No. of units		No. of beds		Flat/House	
Land type		Brownfield / Greenfield		Windfall / Allocation			
Code for sustainable homes		Level		Lifetime Homes Standard		All relevant criteria met	
Has the new development provided an infrastructure/service provision or a financial contribution						Yes/No	
Commercial 50sqm or greater							
Previous use class 1				Floorspace m ²			
Previous use class 2				Floorspace m ²			
Previous use class 3				Floorspace m ²			
Proposed use class 1				Floorspace m ²			
Proposed use class 2				Floorspace m ²			
Proposed use class 3				Floorspace m ²			
Hotels		No. of bed spaces					
Has the new development provided an infrastructure/service provision or a financial contribution						Yes/No	
Added Value (describe below how the application has been improved, either since a previous application or by way of negotiation)							

Application No: TA/2017/1807

RECOMMENDATION: PERMIT

Summary

The proposal is for erection of an agricultural building for the storage of hay and machinery. The proposal would not comprise inappropriate development within the Green Belt by definition, there would not be significant additional harm to its openness, and it would not conflict with the purposes of including land within it. The proposal would not have a significantly impact on the amenities of neighbouring properties and there would be no other substantially adverse environmental or amenity impacts.

Site Description

The land is located between Caterham which lies to the west of the site and Woldingham to the east. The main access to the site is taken via Tillingdown Lane, a single track public highway which takes access directly from the A22. Two other accesses serve the site from the southern and northern carriageways of the A22. Public footpaths and bridleways run through the site (121, 27, 28 and 29). The site is rural in its character and also lies within the Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) and the Green Belt.

Relevant History and Key Issues

An application was submitted in 2008 (TA/2008/880) for a Certificate of Lawfulness for use of parts of the land for the storage of various containers, tanks farm and building contractors yard together with the stationing of a mobile office and the creation of an earth bund. This application remains undetermined. Large parts of the land associated with this application fall outside of the proposed red line area for this application.

Enforcement Notices were also issued in 1987 and 1995 on land to the north east of the site where extensive unauthorised tipping took place. The area of land where the tipping took place is located outside the red line area.

2014/1107 proposed 13 dwellings on the land adjacent and was dismissed at appeal on the grounds of harm to the AONB. A further application was approved (2015/2057). 2016/1746 was approved for the construction of three houses in the farm complex area.

The site is located within the Green Belt and as a result the key issue is whether the proposal comprises inappropriate development and if so whether any very special circumstances exist to clearly outweigh the actual and defined harm. Further considerations include impact upon visual amenities of the AONB and AGLV and the rural character of the locality

Proposal

This application seeks the erection of an agricultural building for the storage of hay and machinery.

Development Plan Policy

Tandridge District Core Strategy 2008 – Policies CSP1, CSP12, CSP14, CSP15, CSP17, CSP18, CSP21

Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10, DP13, DP19, DP22

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

Tandridge Parking Standards SPD (2012)

Tree and Soft Landscaping SPD (2017)

Surrey Design Guide (2002)

National Advice

National Planning Policy Framework (NPPF) (2012)

Planning Practice Guidance (PPG)

Statutory Consultation Responses

County Highway Authority – No comments

Woldingham Parish Council – Object; agricultural buildings have been demolished to make way for housing on adjacent site which would have been on a smaller scale if consideration had originally been given to the reinstatement of the agricultural infrastructure. Metal sheeting would be visually detrimental to AONB, size is inappropriate in the landscape, no screening. Should not be change to residential

Non-statutory Advice Received

AONB Officer – Objects; the principle of redeveloping an agricultural building for housing and then replacing the building elsewhere on the farm holding is unacceptable in the AONB and an undesirable precedent would be set. The location and size are inappropriate and the building would be conspicuous in the landscape. Materials would need careful consideration, the structure would need screening and should not be converted to other use

TDC advice

Agricultural consultant - the proposed barn is compliant with national and local planning policy in particular Policy DP13 of the Tandridge Local Plan Part 2.

Other Representations

Third Party Comments: Was used as justification for redevelopment at the Farm, a covenant should be attached to tie the building as agricultural

Assessment

Principle and location of development

The site is located in the countryside and outside the settlements where new development to promote sustainable transport is encouraged to be located. However, the proposal is for agricultural development which is accepted within rural areas and therefore there is no objection to the principle and the location of the proposal according to Policy CSP1 of the Tandridge District Core Strategy DPD 2008 and DP1 of the Tandridge District Local Plan Detailed Policies 2014.

Green Belt

Paragraph 89 of the NPPF allows for the construction of new buildings in the Green Belt providing that they are reasonably necessary for agriculture and/or forestry.

The replacement barn is intended to store some of the hay cut and baled from the 52.5 hectares of grassland associated with Tillingdown Farm and provide storage for farm machinery associated with the holding. The barn would therefore be sited on agricultural land which is in use for agriculture for the purposes of a trade or business.

It is calculated that the 52.5 hectares will be able to produce approximately 263 tonnes of hay (based on 5 tonnes per hectare) and the volume of storage required is 6m³ per tonne (Agricultural Budgeting & Costing Book 84th Edition May 2017). Therefore, 1,575m³ of storage is required for the amount of hay that can be produced at Tillingdown Farm. Assuming storage to the eaves at an average height of 6m, the hay storage will require a floor area of approximately 263m². This equates to 40% of the proposed storage space available.

The Supporting Agricultural Letter produced by Simmons & Sons (dated 11th August 2017) details machinery which has recently been purchased by the applicant in association with the grass conservation. This includes a tractor, fertiliser spreader, mounted sprayer, mower, turner, rake and baler, and tractor mounted fore end loader.

In addition, details of safe fertiliser storage have been provided. The letter draws attention to the key points of *“do not store fertilisers near to or visible from a public highway”* and *“do where possible, and with regard to HSE safety guidance, store fertiliser inside a locked building or compound.”*

It is deemed that the barn is designed as suitable for its intended purposes, in terms of its size, and design and is reasonably necessary for the purposes of agriculture within the holding. The barn is considered to be a necessary replacement for the loss of the barn previously used at Tillingdown Farm.

The proposed barn is typical of those seen in a rural location and suitable for its proposed use. In addition, the height of the proposed building is suitable for access and for the safe manoeuvring of agricultural machinery within.

On this basis as the proposal would be required for the purposes of agriculture it would not comprise inappropriate development within the Green Belt by definition. The proposal would have an additional impact on the openness of the Green Belt and would technically encroach in to the countryside compared with the existing site which is open and does not contain buildings however as the proposal is for agricultural purposes, which is an acceptable land use in the Green Belt, and would not comprise inappropriate development by definition the proposal would not comprise inappropriate development in the Green Belt overall.

There would be no conflict with Policies DP10 and DP13 of the Tandridge District Local Plan Detailed Policies 2014.

Character and appearance

The proposed building is large and in a relatively prominent location. The AONB Officer has objected to the scheme on these and other grounds.

The building is designed as a utility agricultural building, although the metal sheet cladding is not well-designed for hay storage which will limit any benefits from some ventilation throughout the building. Whilst the machinery and fertiliser needs secure storage, there may be the opportunity to improve the appearance and ventilation within the building for storing hay. This could be through the use of spaced Yorkshire Boarding or raised ridge ventilation; the agent has submitted a plan showing this detailing.

Whilst the objections of the AONB are recognised, the agricultural need for the building in principle has been explored and explained above and as such in the context of the overall planning context the proposal is considered to be acceptable subject to conditions concerning materials and screening.

For these reasons there would be no conflict with Policies CSP18 of the Tandridge District Core Strategy DPD 2008 and DP7 and DP9 of the Tandridge District Local Plan Detailed Policies 2014.

Amenities

Given the separation distances involved there would be no adverse impacts on the amenities of surrounding properties by virtue of overshadowing, loss of privacy and overbearing. There would be no conflict with Policies CSP18 of the Tandridge District Core Strategy DPD 2008 and DP7 of the Tandridge District Local Plan Detailed Policies 2014.

Renewable energy

Policy CSP14 describes commercial development as including all forms of non-residential development and as such new agricultural development would technically comprise 'commercial development' according to the policy wording. However the proposed agricultural building would not have a significant energy demand as there would be no requirement or limited requirement for heating or electricity (as compared with commercial office or manufacturing development for example). Therefore the running of the building itself it would have a limited CO2 output and it would have limited need for renewable energy generating technology to reduce the CO2 output. There would also be limitations in terms of the type of renewable energy technology that could be fitted, such as solar roof panels. As such there are sufficient reasons that renewable energy technology provision would not be suitable or appropriate in this particular instance and the Council would not raise an objection in this regard.

Other

In respect of agricultural buildings being used for housing on the adjacent land, the cubic volume of the buildings on this site before redevelopment was just over 17,000 cu m, with the relevant storage building in isolation equating to around 2,000cu m. The approved scheme provides just over 10,000 cu m; as such the housing is already on a smaller scale and the original agricultural building did not represent the tipping point of acceptability.

Conversion of the building to another use would require a fresh application and could be controlled via this mechanism where necessary.

Conclusion

The proposal is for erection of an agricultural building for the storage of hay and machinery. The proposal would not comprise inappropriate development within the

Green Belt by definition, there would not be significant additional harm to its openness, and it would not conflict with the purposes of including land within it. The proposal would not have a significantly impact on the amenities of neighbouring properties and there would be no other substantially adverse environmental or amenity impacts.

The recommendation is made in light of the National Planning Policy Framework (NPPF). Significant weight has been given to policies within the Council's Core Strategy DPD 2008 in accordance with paragraphs 214 and 215 of the NPPF. Due regard as a material consideration has been given to the NPPF in reaching this recommendation.

All other matters raised by third parties have been considered but none is sufficient to change the recommendation.

RECOMMENDATION: PERMIT

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to the drawings numbered TF/496/BP50A and 100A scanned on 30 August 2017 and 21 December 2017. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. No development shall start until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the District Planning Authority to exercise control over the type and colour of materials, to ensure that the new works harmonise with the existing character of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

4. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved. Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the District Planning Authority, become seriously damaged or diseased shall be replaced in the

next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Informatives:

Condition 1 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP21, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP10, DP13, DP19 and DP22 and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

	Signed	Date
Case Officer	CH	28-12-17
Checked ENF		
Final Check	CP	28/12/17