

# DESIGN AND ACCESS STATEMENT

Extension of Existing Agricultural Barn

NORTHBROOK FARM  
PUDDLETOWN  
DORCHESTER  
DT2 8TF

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APPENDIX 1 - VETERINARY SURGEON LETTER – DATED 07/07/2020

## **1.0 INTRODUCTION**

This document has been prepared to support a planning application for the extension of an existing agricultural barn.

The application site at Northbrook Farm is owned by Mr Cox, who runs a dairy farm enterprise.

This application follows a recent prior approval application (WD/D/20/001724) for the erection of a new agricultural building to house cattle under GPDO 2015 Part 6 Class A, located near to this current application site, which was approved in August 2020.

Also on the holding, the applicant previously had approved in 2019 an application to change the use of an existing agricultural building to residential use under GPDO 2015 Part 3 Class Q, prior approval process (WD/D/19/000227). At the time of writing this supporting document the applicant has a further Class Q application lodged with the LPA for a different barn under application WD/D/20/002508.

The works are due to start imminently on the barn conversion, agricultural to residential application WD/D/19/000227 and at which time the applicant will be unable to use Part 6 Class A for a period of 10 years. Therefore, they will no longer be able to construct the new barn under application WD/D/20/001724. The applicant was not aware of this when submitting application WD/D/20/001724, hence why this application for planning permission to extend the existing barn has now been submitted.

## **2.0 RELEVANT PLANNING HISTORY**

<b><u>APP REF</u></b>	<b><u>APPLICANT</u></b>	<b><u>PROPOSAL</u></b>	<b><u>DECISION</u></b>
WD/D/20/002508	Mr Cox	Change of use from an agricultural barn to 2 no dwellinghouses(Class C3) and associated operational development.	<i>Not decided at time of writing</i>
WD/D/20/001724	Mr Cox	Erect new agricultural building to house cattle	Prior Approval NOT required 20-Aug-2020
WD/D/19/001147	Mr Cox	Erect extension to existing agricultural barn	Approved 24-June-2019
WD/D/19/000227	Mr Cox	Change of use of agricultural building to dwellinghouse (Use Class C3) and for associated operational development (Prior Approval Agricultural to dwelling) resubmission	Prior Approval Approved 06-March-2019
WD/D/15/000719	Mr Cox	Change of use of agricultural building to dwellinghouse (Use Class C3) and for associated operational development (Prior Approval Agricultural to dwelling)	Prior Approval Approved 26-May-2015
1/D/13/001235	Mr Cox	Form a slurry store (Full)	Approved 29-Oct-2013
1/D/13/000883	Mr Cox	Extension to existing covered yard (Full)	Approved 13-Aug-2013

1/D/10/000623	Mr Cox	Covered area over cattle feeding yard (Full)	Approved 01-Jun-2010
1/E/05/002121	Mr Cox	Erect agricultural barn (Full)	Approved 24-Feb-2006
1/E/03/001063	Mr Cox	Erect extension to existing to create a new barn (Full)	Approved 02-Oct-2003
1/E/03/001062	Mr Cox	Construct roof over existing yard (Full)	Approved 21-Jul-2003

### **3.0 CONTEXT**

Northbrook Farm is located on the northern edge of Puddletown village, approx 100m outside of the Defined Development Boundary (DDB). The main collection of Farm Buildings is located south of the A35 by-pass.

There is a second collection of farm buildings approx. 1000m North of the main site, on the opposite side of the A35, which contains the existing barn this application seeks to extend.

### **4.0 DESIGN & NEED**

The design reflects the existing barn, entirely appropriate within the context of the farm complex.

It is intended that this extension will be used to house livestock. A letter dated 07/07/2020 from the farm's veterinary surgeon, which accompanied the prior approval application WD/D/20/001724 is included in appendix 1, this confirms that additional housing for cattle is required. To confirm it is still the case that additional space for cattle is required on the holding and this planning application will address that need.

This application has been made because work under application WD/D/19/000227 barn conversion, agricultural to residential under GPDO 2015 Part 3 Class Q is due to start and the applicant will then no longer be able to construct the barn approved under prior approval application WD/D/20/001724 when this happens. The applicant was unaware of this when the prior approval application for the new barn was submitted.

### **5.0 ACCESS**

The general and vehicular access is via the existing farm track, which will remain.

### **6.0 SITE ANALYSIS**

The development proposals have taken regard of advice contained within government guidance and local aspirations to ensure that the design of the building accords with the proper and careful assessment of the site and its surroundings.

In preparing the proposal, regard has been taken of the following:

- *Specific site qualities, constraints and opportunities*
- *Nature of surrounding development*
- *Building proportion and context*
- *Use of materials*
- *Detailing*

Further regard has also been taken to its immediate effect and wider context in respect of:

- *Scale*
- *Massing*
- *Sitting*
- *Appropriateness of location*
- *Proportion and rhythm*
- *Materials*

## **7.0 RELEVANT PLANNING POLICY**

West Dorset, Weymouth and Portland Local Plan (Adopted 2015) Policies ENV1, ENV2, ENV9, SUS2 & ECON9 are considered relevant.

## **8.0 MATERIAL PLANNING ISSUES:**

The main planning issues that we consider relevant to this application are:

1. Principle of development
2. Impact on character of area
3. Highways

### **1. Principle of development:**

Policy ECON9 of the West Dorset, Weymouth and Portland Local Plan supports the extension of an existing building when it is necessary for agricultural purposes and there are no existing buildings that are capable of re-use.

As can be demonstrated by the Veterinary Surgeons letter, there is clearly a need for additional livestock space on the holding, so it is deemed that this proposal is necessary for agricultural purposes.

Regarding building re-use, the prior approval application WD/D/19/000227 is a consideration in assessing if no existing buildings are capable of reuse on the holding for the purpose proposed. The building subject to WD/D/19/000227 is not suited to modern farm operations and practices, so is therefore not capable of re-use. There is currently a further prior approval application lodged with Dorset Council (WD/D/20/002508), again this building is not suited to modern farm operations and practices, so is also not capable of re-use.

There are no other buildings on the farm capable of re-use. Therefore, it is considered that the proposal is in accordance with policy ECON9 of the Local Plan.

### **2. Impact on character of area**

It is considered that the scale and design of the building is entirely appropriate within the context of the farm complex and will not be detrimental to the character of the area.

### **3. Highways**

The barn extension will be using the existing site access and the vehicle movements will not be increased; therefore, it is considered the proposed development will have no highways impact.

## **9.0 CONCLUSION**

This proposal seeks to provide development that is sympathetic in terms of its scale, character, materials and layout and is entirely appropriate to its surroundings. The proposal is compatible with an established pattern of agricultural development within the surrounding area, and that the setting of the proposed extension poses no threat to the character and appearance of the landscape.

It is concluded that the scheme as proposed adequately meets the requirements of the relevant statutory development plan policies.

# WEATHERBURY

PLANNING & DESIGN

APPENDIX 1:

VETERINARY SURGEON LETTER – DATED 07/07/2020

**WEATHERBURY PLANNING & DESIGN**

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7<sup>th</sup> July 2020

To whom it may concern

Reference Additional Cattle Housing at Northbrook Farm

I am writing in support of the application for additional cattle housing space at Northbrook Farm. I am the routine veterinary surgeon for the farm.

Due to the ongoing and fluctuating nature of bovine tuberculosis on the farm, the Cox family now rear all their own beef youngstock in addition to their dairy replacements. This can put increased pressure on housing leading to overstocking and subsequent health, welfare, and productivity implications. Additional housing will alleviate this issue.

Please do not hesitate to contact myself with any queries

Yours faithfully

[Redacted signature]

Emily Gascoigne MA VetMB DipECSRHM MRCVS