

APPLICATION NUMBER: WD/D/21/000074

APPLICATION SITE: NEW BARN FARM, DRAKES LANE, PIDDLTRENTHIDE,
DORCHESTER, DT2 7RE

PROPOSAL: Erection of Agricultural building for storage and animal shelter

APPLICANT: Mr and Mrs Crocker

CASE OFFICER: Cass Worman

RECOMMENDATION SUMMARY: Prior Approval Granted

DESCRIPTION OF SITE:

Existing Farm Yard with existing agricultural steel framed buildings and concrete hardstanding.

The farm is within the AONB

DESCRIPTION OF DEVELOPMENT:

Erection of new steel framed building over location of existing concrete pad adjacent to existing agricultural buildings

RELEVANT PLANNING HISTORY:

Application No.	Application Description	Decision	Date of decision
1/E/80/000917	Erection of cow cubicle housing, milling and mixing barn, construct new vehicular access	A	29 January 1981
1/E/90/000524	Site mobile home for agricultural employee	A	20 September 1990
1/E/91/000295	Develop land by the erection of an agricultural workers dwelling	A	08 August 1991
1/E/91/000633	Erect farmhouse and construct new vehicular access	A	14 November 1991

	onto existing trackway		
1/E/95/000485	Site mobile home for agricultural employee	R	11 March 1996
1/E/96/000322	Site mobile home for agricultural worker	A	11 November 1996
WD/D/16/002086	Conversion of part of existing farmhouse to holiday accommodation	A	03 February 2017
WD/D/20/001704	Change of use from agricultural land to a caravan site for the stationing of 2no. built luxury shepherd huts with associated works & providing drainage & vehicle parking.	A	17 November 2020

RELEVANT PLANNING POLICIES:

Article 3, Schedule 2, Part 6, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015.

HUMAN RIGHTS:

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

PUBLIC SECTOR EQUALITIES DUTY:

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics

where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED

PLANNING ISSUES:

Whether the Council's Prior Approval is required to the siting, design and external appearance of the proposed structures under Article 3, Schedule 2, Part 6, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015.

There is an existing range of modern buildings on the farm, the application area being a large area of concrete yard used to let the animals loaf around outside of the buildings and to feed them. The application is made as part of a scheme sponsored by Natural England in their Catchment Sensitive Grant Scheme to cover over existing yards that have dirty water on them. It is proposed to put a roof over the yard, helping reduce the amount of dirty water that needs to be stored. Plans detailing the proposed building have been submitted

The new building will be typical farm building construction of a steel framework, clad with Big Six profile roof sheets, natural grey colour to match the existing buildings. Part of the sides of the building will be concrete walling with tantalised timber space boarding above, the remainder will be left open.

The farm and associated farmyard is not in an exposed or prominent position within the AONB landscape, the proposed additional buildings are adjacent to, in scale with, and would be read alongside, the existing built form of the farmyard. There would be no adverse visual impact as a result of the proposals and further details are not required.

CONCLUSION/SUMMARY:

Plans and elevations of the proposed building, and details of the proposed materials have been submitted, which as discussed above are considered to be acceptable.

Prior Approval is hereby granted as to the siting, design and external appearance of the proposed structures

The Council hereby **GIVES APPROVAL** to the submitted details subject to the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

CDG-1092-1 LOCATION PLAN

CDG-1092-2 SITE PLAN
CDG-1092-3 EXISTING PLAN VIEW OF YARD
CDG-1092-4 EXISTING ELEVATIONS
CDG-1092-5 PLAN VIEW OF NEW BUILDING
CDG-1092-6 PROPOSED ELEVATIONS

REASON: For the avoidance of doubt and in the interests of proper planning.