

**Our Ref:** CP/Hayhurst

6<sup>th</sup> March 2024

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Dear Sir,

**Town and Country Planning Act 1990  
Extension to an existing agricultural building, erection of new  
agricultural building with yard and access at Old Manor Farm,  
Wick, South Gloucestershire, BS30 5RG.**

Introduction

1. We are instructed by Mr S. Hayhurst to prepare and submit this application for the full planning permission for an extension of an existing agricultural building, erection of a new agricultural building with new yard and access at the above address.

2. The documents in support of this application include the following;
- The completed planning application forms and certificates;
  - The Design and Access/Planning Statement (this covering letter);
  - The location plan (SH-JH-101);
  - The site plan (SH-JH-102);
  - Elevations and floor plan of proposed barn (SH-JH-100);
  - Existing agricultural building plans and elevations (BDS-11-23);
  - Existing agricultural building plans and elevations (with proposed extension) (BDS-11-23); and,
  - Proposed access details (SH-JH-500).

Site History

3. Initial investigations have identified the following planning history relating to the holding:

- PK11/1704/F; Installation of 32 no. photovoltaic panels mounted on 2 no. ground mounts. (Resubmission of PK11/0813/F). Approve with conditions, 22 August 2011.
- PK11/0813/F; Installation of 32 no. photovoltaic panels mounted on 2 no. ground mounts. Withdrawn, 28 April 2011.

The Description of Development

4. This application has three elements.
- The proposed extension of the existing agricultural building;
  - The erection of a proposed general purpose agricultural building; and,
  - The new access.

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Extension of the existing agricultural building

5. This application is for the extension of the existing agricultural building, which presently measures 180m<sup>2</sup>. The extension of the existing shed will measure 8m x 3m (24m<sup>2</sup>). The barn will be open-sided at the front (south-east elevation).

6. The extension of the agricultural building will be similar in appearance to the existing agricultural building. The materials will be a metal roof and the walls will be clad with timber to match the existing building.

7. The justification for the size of the extension of the agricultural building is required. The need for the additional floor area of the building of 24m<sup>2</sup> is calculated on the following basis:

- Ecorider (small agricultural vehicle): 5m<sup>2</sup>;
- Wood storage: 5m<sup>2</sup>;
- Lambing pen: 5m<sup>2</sup>;
- Animal feed storage (galvanized storage box): 5m<sup>2</sup>; and,
- Animal husbandry sundries (e.g. medicines, shearing equipment): 5m<sup>2</sup>.

Total: 25m<sup>2</sup> + 10% allowance for manoeuvrability: 27.5m<sup>2</sup>

8. This calculation shows that there is more than sufficient justification for the extension of the agricultural building for its intended function.

The proposed general purpose agricultural building

9. This is a full planning permission for a general purpose agricultural building to be used in connection with the existing agricultural unit. The building is to be used for the storage of agricultural vehicles, tools, equipment, apples, pears, soft fruits, chemicals, feed and fodder as an agricultural workshop and equipment for processing to create juices, cider and perry.

10. The applicant would like to expand the agricultural unit and the agricultural building has been designed to be commensurate to the needs of the applicants existing and proposed enterprise.

Design

11. The main footprint of the proposed agricultural building will measure 8m x 18m (total; 144m<sup>2</sup>).

12. The barn is constructed from the following materials.

- Walls - profiled steel cladding, anthracite;
- Door - The main entrance of the barn will have wooden barn

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doors, and the side entrance will be made of timber. The pedestrian door will be made of metal; and,

- Roof - profiled steel cladding, anthracite.

13. The building is reasonably necessary for the purposes of agriculture within the applicants agricultural unit. Assuming some 2.6 ha (6.94 acres) of land is available at Old Manor Farm and based on Nix data, the application will expect the site to produce 7.6 tonnes hay/hectare/annum. One tonne of small bale hay = between 7 and 10m<sup>3</sup>, so it is expected that the land will produce a minimum of 2.6 ha x 7.6 tonnes/ha x 7m<sup>3</sup> (138 m<sup>3</sup>) of hay each year.

14. The justification for the size of the building is required for the storage of hay, the applicants farm equipment including a tractor, trailer, tows, fencing and a small workshop area. Covered secure storage is required for animal feed and secure storage for tools, equipment, chemicals, etc. The applicants have 55 apple/pear trees and 25 other fruit trees. The applicants therefore are applying to retain their agricultural building which was constructed to meet these needs. The need for the floor area of the building of 120m<sup>2</sup> has been calculated on the following basis:

- Hay storage: 26m<sup>2</sup>;
- Tractor: 15m<sup>2</sup>;
- Topper Mower: 8m<sup>2</sup>;
- Chain Harrow: 8m<sup>2</sup>;
- Tractor Front loading bucket: 10m<sup>2</sup>;
- Tractor rear transport box: 10m<sup>2</sup>;
- Tractor mounted log splitter: 15m<sup>2</sup>;
- Bench: 10m<sup>2</sup>;
- Tool storage: 15m<sup>2</sup>;
- Bench pillar drill/sharpening machine: 15m<sup>2</sup>;
- Apple/pear storage: 80m<sup>2</sup>
- Apple/pear juice/packaging/labels etc: 40m<sup>2</sup>
- Storage of juice/cider: 80m<sup>2</sup>
- Pasteurisation bath: 20m<sup>2</sup>
- Scratter (processing apples): 20m<sup>2</sup>; and,
- Farm Office: 10m<sup>2</sup>.

Total 382m<sup>2</sup> + 10% allowance for manoeuvrability: 420m<sup>2</sup>

15. The floor area of the building is appropriate for the needs of the business. We acknowledge that not all items may need to be stored at the same time, but there will also be occasions where the storage requirement exceeds that set out above - for example where more than one year's worth of hay requires storage or years when it is possible to take more

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than one cut. The floor area applied for is therefore robust, appropriate and justified.

16. Part of the building will be available to accommodate livestock in inclement weather. A building of this size and its associated yard area is considered to be reasonably necessary to the proper functioning of an agricultural enterprise of this type and size.

The New Track

17. Old Manor Farm is currently accessed through a shared access track to their property and two existing dwellings. The applicants are in the process of realigning their property boundaries.

18. As the property boundaries are to be divided, the applicant's are seeking a new access and track which goes onto the applicant's land and up to the agricultural buildings. The separation of agricultural traffic from residential/domestic traffic is appropriate both in terms of safety and residential amenity.

New Hardstanding

19. The application include a new hardstanding area on the south and west and east side of the agricultural building.

Access

20. A new splayed access will be created with a concrete apron and a gate set back 4.5m from the carriageway edge.

21. Ample visibility splays are achieved in both directions when exiting the site and all vehicles can park and turn clear of the highway. Vehicle speeds and volumes are low on this section of road.

22. The development of the site will not adversely impact upon the local highway network or wider transport infrastructure. As an established agricultural holding, large farm vehicles can and do access the site without issues.

Planning Policy

23. Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

24. Current planning policy for the application site is found in the following documents;

- The National Planning Policy Framework (NPPF, December 2023); and,

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- South Gloucestershire Council Local Plan, adopted December 2013; and,
- South Gloucestershire Council Policies, Sites and Places Plan (2017).

NPPF

25. The NPPF (December 2023) encourages LPAs to support sustainable development in rural areas (particularly when the NPPF is read together with Planning for Growth). The NPPF supports the action to create a prosperous rural economy. Specifically, paragraph 88 (a & b) states that:

***“a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; and,***

***B) Planning policies and decision should enable the development and diversification of agricultural and other land-based rural businesses.”***

26. Comment: The application for the agricultural building will provide storage to help expand the applicant’s ability to farm the land. The proposal will allow the expansion of the current agricultural enterprise in a rural area through well-designed new buildings.

27. The site is within the Green Belt, making ‘Section 13: Protecting Green Belt land’ of the NPPF relevant to this application. Paragraph 152 of the NPPF states that ***inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*** Paragraph 153 states that ***‘very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*** Furthermore, the definition of the very special circumstances includes exceptions within the Green Belt. Paragraph 154 of the NPPF states that agricultural buildings are included as one exception, such as the applicant’s proposal.

***154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:***

***A) Buildings for agriculture and forestry.***

28. The NPPF highlights the need for conservation and enhancement of the natural environment in ‘Section 15: Conserving and enhancing the natural environment’. Specifically, paragraph 180b states that:

***‘Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character***

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***and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'***

29. Comment: The proposal, as stated previously, will be in keeping with the agricultural setting of the countryside. This proposal aims to conserve the natural environment through the construction of the new barn and extension to the existing barn.

Local Plan

South Gloucestershire Local Plan Core Strategy 2006-2007 (Adopted December 2013)

30. The applicants site is covered by South Gloucestershire Local Plan Core Strategy 2006-2007 (Adopted December 2013). The plan provides a positive and flexible overarching planning policy framework for South Gloucestershire for the period up to 2027.

31. The proposed agricultural building is of high quality standard design and incorporates which complements the existing character of the area. CS9 - managing the Environment and Heritage - states that development should conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

32. The proposed agricultural building respects the existing scale of the buildings nearby. The proposal responds positively to the current layout, scale and design of the nearby buildings. The development complements 'Policy CS34 - Rural Areas' where development proposals will conserve and enhance the rural areas' distinctive character, beauty, wildlife, landscape, biodiversity and heritage.

33. Accordingly, the proposed development is considered to respond positively to the natural and historic environment, it conserves the natural feature of the buildings and its surroundings, and thus provides high quality development which complements the local distinctiveness of the area.

South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

34. The application is compliant with the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017) and more specifically paragraph 'PSP28 - Rural Economy' in that the proposal is for a sustainable development that is reasonably necessary for the purposes the use and is clearly designed for that purpose. In addition, there are

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multiple buildings, so the development is reasonably necessary for the purposes of the applicant's use and aims for diversification.

**Policy PSP28 - Rural Economy**

***Sustainable new development which promotes a strong rural economy will be acceptable in rural areas. Proposal(s) for business development outside the defined urban areas and settlement boundaries will be acceptable:***

- 1) In the case of new buildings or uses, where:**
- a) For buildings there are no existing suitable underused buildings reasonably available and capable of conversion without major or complete reconstruction; and,**
  - b) The proposed building is reasonably necessary for the use and is clearly designed for that purpose; and,**
  - c) The development relates well to settlements or existing grounds of buildings; and,**
  - d) The development makes efficient use of the land in relation to its location, layout, acceptability and surroundings, and,**
  - f) The proposals is of a scale which is consistent with its function use, and rural location.**

Planning Considerations

Visual Amenity

35. The visual impact of the extension to the existing agricultural building and new agricultural building is limited by virtue of the size, location and existing trees and hedges. The agricultural buildings are both visually and functionally related to the existing buildings. The buildings are clustered together to prevent sporadic development in the Countryside. No external lighting is proposed.

Land Designations

36. This development is not connected to a listed building or scheduled ancient monument. The site isn't in a Area of Outstanding Natural Beauty or Conservation Area.

37. The site is in the Bristol and Bath Green Belt. Policy states that the agricultural buildings are not inappropriate development in the Green Belt, so it is not necessary for the applicant to demonstrate very special circumstances.

Drainage

38. Surface water drainage from the building will be led away via soakaways.

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Landscaping and Trees

39. The siting of the development appears to be in keeping with the agricultural setting and the continuation of the agricultural development will be suitable for the location over all.

40. A hornbeam hedgerow will line the new track which will provide a positive addition to the overall development, in terms of both visual amenity and an addition to biodiversity net gain.

Ecology

41. There will not be a negative impact on the development. There will be enhancements through the hedgerow which will be a positive addition to the site.

Noise

42. In terms of noise, there isn't a significant change in the amount of noise; certainly no more than one might expect from an existing farmstead. Any noise will be from the applicants who will be storing machinery and hay from their land in the barns which is a typical agricultural activity and expected in this location.

Flood Risk

43. The EA's flood maps shows that the site lies within Flood Zone 1. The NPPF Technical Guidance defines these Flood Zones as:

*"Land having a less than 1 in 1,000 annual probability of river or sea flooding."*

44. For sites within Flood Zone 1 measuring greater than 1 hectare, a Flood Risk Assessment is required. The total developed area in this cause, is less than 1 hectare and therefore we do not consider a Flood Risk Assessment is required.

45. A review of the EA's flood maps for the area and comparison of modelled flood levels and site levels has demonstrated that the site lies within Flood Zone 1. No other sources of flooding, i.e from sewers, groundwater or the sea, have been identified for the site.

Concluding Remarks

46. This is a full planning application for an erection of a new agricultural building and extension to an existing agricultural building and a new access. The design of the buildings are appropriate for its location outside Wick, South Gloucestershire. The materials reflect the character and materials of the existing agricultural building on site. The access will not significantly change the access leaving/onto Manor Road.

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47. Planning policy supports the siting of the agricultural building for the purposes of supporting the clients agricultural activities (e.g. storing machinery). The proposal complies with national and local planning policy; the NPPF (updated December 2023), South Gloucestershire Local Plan Core Strategy 2006-2007 (Adopted December 2013) and South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017). This application is also supported by The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6: Agriculture and Forestry.

48. I trust that you have all the necessary information required to register and favourably determine this application and I look forward to hearing from you in due course. If you need any further clarification, please do not hesitate to get in contact with me.

Yours faithfully,

Marc Willis BTP MRTPI FBIAC