
APPLICATION NO.	22/01147/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	26.04.2022
APPLICANT	Mr Allan Shipway
SITE	Land North East of Homelea, Andover Road, ABBOTTS ANN / MONXTON
PROPOSAL	Erection of a general purpose agricultural building to replace two existing end of life buildings
AMENDMENTS	
CASE OFFICER	Lucy Bensaid

Background paper (Local Government Act 1972 Section 100D)

[Click her to view application](#)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee due to staff interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Land North East of Homelea is a small holding located within the village of Monxton along Andover Road, Red Post Bridge. The site is 2.8 hectares in size and contains 9 agricultural buildings on site including a paddock. The site is a working farm with the rearing of calves, beef production, agricultural contracting and a livery. Mature hedging screens the site from Andover Road to the east and west of the site.

3.0 THE PROPOSAL

3.1 The proposal seeks permission for the installation of a new agricultural barn measuring 296 square metres to replace two agricultural barns measuring a total of 99 square metres on the site which have come to the end of their viable life. The proposed barn would be used for improved accommodation for calves, a workshop and as under cover storage for farm vehicles such as tractors.

3.2 The proposed barn would measure 24.3 metres in width, 12.2 metres in depth and 5.9 metres in height. It would be located in the centre of the site close to other existing buildings within the farm complex. The barn would incorporate pre-cast concrete for the lower wall and wooden Yorkshire boarding for the upper walls with green cladding and a natural grey fibre cement roof.

3.3 It should be noted that one of the barns was damaged in a storm prior to the submission of the application and as a result is no longer present on the site.

4.0 HISTORY

4.1 None relevant.

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection

No reasonable likelihood that bats would be present and affected and raise no specific concerns over the removal of this. Therefore the application does not require an ecological survey to be submitted.

6.0 **REPRESENTATIONS** Expired 20.05.2022

6.1 **Monxton Parish Council:** No objection.

6.2 **Abbotts Ann Parish Council:** No objection

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E5 - Biodiversity

7.3 Supplementary Planning Document

Monxton Village Design Statement 2004

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on ecology

8.2 **Principle of development**

The site lies within the countryside as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permissible outside of the settlement boundary provided that it is essential for the proposal to be located in the countryside. The proposed agricultural barn is essential in this location to serve a working farm. The size of the building is considered reasonably necessary for its purpose of calve rearing and equipment storage and the function is what is reasonably required for agricultural operations and therefore is compliant with COM2 of the TVBRLP.

8.3 **Character of the area**

The character of the area comprises of working agricultural fields and open countryside. The proposed barn would retain the character of the area through its proximity to other agricultural structures on the site and its built form through the use of green cladding and boarding materials which are commonly seen within working farms in this part of the Borough.

8.4 The proposal would be located 50 metres from the public highway to the South and 245 metres away from the public footpath to the North West. As a result of hedgerow boundary treatment and mature planting public views from the South would be limited. The structure would be visible from the West of Andover Road due to reduced screening however this would be seen in the context of other buildings within the farm.

8.5 The proposed development whilst a large agricultural barn is typical of modern agricultural buildings in scale and design. As a result the proposed development would be in keeping with the character with its agricultural surroundings. Therefore the proposal is compliant with Policy E1 of the TVBRLP.

8.6 **Impact on ecology**

Policy E5 of the RLP seeks to ensure that biodiversity is conserved, and where possible restored and enhanced.

8.7 Following submission of evidence of the interior of the existing barn, due to the single skin structure the Council's Ecologist is satisfied that this structure would not be suitable to support protected species i.e. bats. Therefore, the proposal is compliant with Policy E5 of the TVBRLP.

8.8 **Other Matters.**

Due to the significant distance of the building between the neighbouring property of a minimum of 91 metres away the proposal does not impact the amenity of the neighbouring properties and is considered to be in compliance and policy LHW4 of the TVBRLP

8.9 The proposal would not result in any changes to the parking arrangements within the site and therefore is compliant with policy T2 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies E1, LHW4, E5 and T2 of the TVBRLP.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**

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

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**

Block Plan received 26.04.2022

Proposed Floor plan received 26.04.2022

Proposed elevations received 26.04.2022

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

Notes to Applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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