
APPLICATION NO.	22/00580/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.03.2022
APPLICANT	Mr and Mrs Esdaile
SITE	Land Adjoining Broad Meadow, 1 Sarson Barns, Monxton Road, Amport, SP11 8AQ, AMPORT
PROPOSAL	Erection of storage building to house a small vehicle for cutting grass and separate areas for the storing of agricultural tools and essential materials
AMENDMENTS	
CASE OFFICER	Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 This application has been called to committee at the request of ward members as it raises issues of more than public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site consists of a field adjacent to Broad Meadow and in ownership of the occupants of Broad Meadow. It is currently used for sheep grazing and is managed grass. The site is outside of Flood Zones 2 and 3 and is within Amport and Monxton Conservation Area.

3.0 PROPOSAL

- 3.1 It is proposed to construct a detached building to provide storage for grass cutting machinery and agricultural tools associated with the agricultural use of the land. It would measure 9 metres by 3.6 metres with a height of 3 metres to the roof pitch. The building would be constructed in wooden cladding and roofing sheets.

4.0 HISTORY

- 4.1 None relevant

5.0 CONSULTATIONS

- 5.1 **Environment Agency** – No response received

- 5.2 **Highways** – No objection

- 5.3 **Conservation** – No objection

The proposed building would be agrarian in style and would be seen in context of an agricultural field, therefore it should not look out of place. It is not unduly large in relation to nearby buildings, and it would be sited at some distance from any roads or public rights of way. Distance views of it might be possible

from the land used for seating at the front of The Hawk, but it is not considered it would be prominent from here. It is not considered that the building would have an adverse effect on the character and appearance of the conservation area, or any of the listed buildings therein. A condition for materials is recommended.

5.4 **Reading Agricultural Consultants** – Comment

The field, which is sown to grass, is let by the applicant to a local farmer who uses it for sheep grazing. However, it is the applicant's and her partner's intention to take more control of its management, and in the medium term (3-5 years) keep their own sheep. They advised they do not wish to run a commercial farming enterprise but would like to keep a few sheep for their personal pleasure. The applicant's partner intends to purchase a small tractor and topper (grass cutter) so he can maintain the field himself. He explained he wished to avoid the local farmer having to cross his garden with large machinery, which included difficulties manoeuvring vehicles through the ten-foot gates. The applicant seeks planning consent for a storage building. The proposed design is similar to classic timber horse stables, being built on a concrete slab, timber sides and an overhanging roof at the front. The building would be divided into three sections to allow for separate storage of small tools, farm machinery, and a hay storage area. The proposed size is 9.1 m x 3.6 m with a 3 m high ridge.

A grass field of this size will require cutting and maintaining if it is to provide suitable grazing for livestock. Such operations would be best carried out with the use of a tractor and topper. If the applicant's partner is to undertake the work himself, then his proposal to purchase a small tractor and associated machinery would be necessary and reasonable. It would then be appropriate to store these within a building for weather protection and security. The proposed building would be a suitable size for this equipment. The proposed building also has an area set aside for hay storage. Details of how much hay is to be stored has not been provided nor how many sheep are to be kept. However, for low-level amenity use the size is likely to be adequate. Providing under cover storage for hay would be beneficial.

The applicant and her partner wish to take on the management of the field themselves and the proposed building's size and design is appropriate for the equipment required and hay stored. However, these needs relate primarily for an amenity use rather than for a commercial agricultural use.

6.0 **REPRESENTATIONS** Expired 19.04.2022

6.1 1 letter from an occupier of an unknown address objecting for the following reason:

- The proposed building would spoil views of the surrounding fields

6.2 **Amport Parish Council** – Objection

The proposed building is very large and the scale and dominance would amount to over development of the site. Concerns were also raised on the impact of the conservation area.

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)(RLP)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E7: Water Management

E9: Heritage

T1: Managing Movement

7.3 Supplementary Planning Documents (SPD)

Amport Village Design Statement

Amport, Monxton and East Cholderton Conservation Area Character Appraisal

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Impact on the Character and Appearance of the Area
- Water Management
- Highways and Parking

8.2 **Principle of Development**

The application site is located outside of the settlement boundary of Amport and therefore development is only permitted if:

- a) It is appropriate in the countryside as set out in Revised Local Plan policy COM8 – COM14, LE10, LE16 – LE18; or
- b) It is essential for the proposal to be located in the countryside

8.3 There are no specific policies relevant in part a) and so the consideration is whether it is essential for the proposal to be located in the countryside. The applicant has provided information on what the building would be used for. The central bay would be used to store a tractor with the smaller adjoining section to be used to house hand tools, equipment and stock fencing. The other bay would be used to store animal feed and other equipment associated with sheep husbandry. As the building would be used for storage of machinery, tools and equipment in connection with the management of the agricultural land it is considered necessary for it to be located in the countryside. The proposal complies with policy COM2 criterion b).

8.4 **Impact on the Character and Appearance of the Area**

Policy E1 of the RLP seeks to ensure that development is of high quality and respects, complements and enhances the character of the area. Policy E2 requires development to protect, conserve and enhance the landscape character of the Borough and should not have a detrimental impact on the appearance of the immediate area.

- 8.5 The proposed building would be set close to the boundary of the field and tucked in the corner where the land is at its lowest level meaning that its overall impact in the wider landscape would be minimal. It is considered that the scale of the building is appropriate to the site and would not have a detrimental impact on the landscape character.
- 8.6 The design and use of materials is considered to be appropriate and would respect the semi-rural character of the area. It is noted that there is a third party representation concerned about the impact that the building would have on the wider views of the fields. As the building would be located in the corner of the field and on the lowest part of the site it is considered that its impact would be minimal and would not obscure views of the surrounding fields when appreciated from the public realm. There would be minimal and glimpsed views from Monxton Road from the car park associated with The Hawk Inn.
- 8.7 As the site is located within the Amport Conservation Area it is important to consider the impact of the proposal on this heritage asset. Policy E9 seeks to ensure that development does not have an adverse impact on the setting of designated assets. Due to the scale and design of the building it is not considered that it would harm the wider setting of the conservation area in accordance with policy E9. It is noted that Amport Parish Council have raised concerns about the potential impact of the proposal on the character and appearance of the conservation area. The siting of the building, being on the lowest part of the site, as well as the use of natural materials would mean that it would fit in with the surrounding backdrop of fields and agricultural activities and would not dominate in views from the conservation area. The Amport Conservation Area Character Appraisal notes that the rural character of the village is important and this is reinforced by the presence of sheep grazing. The proposed building would help facilitate the continued use of the land for sheep grazing by providing the necessary storage in connection with this use.
- 8.8 In conclusion it is considered that the proposal would accord with the requirements of policies E1, E2 and E9.
- 8.9 **Water Management**
Policy E7 seeks to ensure that development does not result in an increase risk in flooding. The site is partially in Flood Zone 2, however the proposed development is classed as less vulnerable and therefore is appropriate in this location. It is considered that the proposed building would not result in any increase in the risk of flooding.
- 8.10 **Highways and Parking**
Policy T1 of the RLP seeks to ensure that development does not have an adverse impact on the function, safety or character of the local highway network. The Highways Officer has raised no objection in highway safety terms with regards to this proposal. The proposed building would be accessed direct from the driveway that serves Broad Meadow and there is an existing field gate from there which provides access to the field. It is not considered that the proposal would give rise to any adverse impact on highway safety. There is no extra demand for parking in association with the proposal and therefore this does not need to be considered during the determination of this application.

9.0 CONCLUSION

9.1 In conclusion it is considered that the proposed development would accord with policies E1, E2, E7, E9 and T1 in terms of its impact on the character and appearance of the area, water management and highway safety and is therefore considered acceptable.

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 TQRQM22060113052277, NE/11067/001
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The building hereby approved shall only be used for the storage of machinery and hay in connection with the maintenance and management of the field and for no commercial farming activities.
Reason: In the interests of proper planning and in accordance with policy COM2 of the Test Valley Borough Revised Plan 2016.

Note 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.
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