

6B PLAN/2019/1239

WARD: PYR

LOCATION: Pyrford Green House, Pyrford Road, Woking, Surrey, GU22 8UZ

PROPOSAL: New barn to house agricultural machinery

APPLICANT: Mr Ben Goodberry

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the creation of a new non-residential building within the Green Belt which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Green Belt
- Medium Surface Water Flood Risk
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is an agricultural field which lies adjacent to (and is accessed from) Pyrford Green House, Pyrford Road. A 1.8m high metal stock fence surrounds the field on the north-eastern, north-western and south-western boundaries and screened by trees.

PLANNING HISTORY

PLAN/2012/0879 - Erection of 1.8m deer proof fence to (part of) boundary of Pyrford Green House. - Permitted 15.02.2013

PROPOSED DEVELOPMENT

The planning application seeks permission for the erection of a new barn to house agricultural machinery.

CONSULTATIONS

Pyrford Neighbourhood Forum - no comments received

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Section 13 - Protecting Green Belt land

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012)

CS6 - Green Belt

CS9 - Flooding and water management

CS21 - Design

Development Management Policies Development Plan Document (2016)

DM13 - Buildings Within and Adjoining the Green Belt

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Pyrford Neighbourhood Plan (2016)

BE1 - Maintaining the Character of the Village

BE3 - Spatial Character

PLANNING ISSUES

Impact on the Green Belt:

1. The application site is located in the Green Belt and the proposed development will be assessed with regard to Green Belt policies. Policy CS6 of the *Woking Core Strategy* (2012) states that "*new development which is essential for agriculture and forestry*" does not constitute inappropriate development. This reflects policy DM13 of the *Development Management Policies Development Plan Document* (2016). Paragraph 145 of the *National Planning Policy Framework* (2019) list new buildings for agriculture and forestry as an exception to being inappropriate development in the Green Belt.
2. The proposed barn would have a width of 10.79m, depth of 6.74m and overall height of 6.44m (volume of 468.34m³) and would replace an existing shed and composting area. It would be used for the storage of a tractor and other equipment necessary for the maintenance of the field/meadow and would result in a new building for agriculture. A stable was originally proposed to be included within the barn but this has been removed during the course of the application.
3. The proposed use of the barn for agricultural purposes is considered to be appropriate development in the Green Belt. It is therefore considered that it would have an acceptable impact on the Green Belt.

21 JULY 2020 PLANNING COMMITTEE

Impact on Character of the Area:

4. The proposed barn would be located at the far end of the field from the public footpath and adjacent the boundary with Grove Cottage where it is screened by the existing trees. Accordingly the proposed development would not be visible within the street scene and it is considered to have an acceptable impact on the character and appearance of the area.

Impact on Neighbouring Amenity:

5. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
6. As a result of the distance between the proposed barn and the nearest property (*Grove Cottage*, Pyrford Road), it is considered that the proposed siting, scale, massing and design of the proposed development would not unacceptably impact sunlight/daylight levels, would not create unacceptable overlooking issues and would not appear unacceptably overbearing towards neighbouring properties.

Local Finance Considerations:

7. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not result in new build gross floor space of more than 100 sqm it is not liable for a financial contribution to CIL.

CONCLUSION

8. Overall, it is considered that the proposal would have an acceptable impact on the Green Belt, character and neighbouring amenity. The proposal therefore accords with policies CS6, CS9 and CS21 of the *Woking Core Strategy* (2012), policy DM13 of the *Development Management Policies Development Plan Document* (2016), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and the *National Planning Policy Framework* (2019) and is recommended for approval. In considering this application the Council has given regard to the provisions of the development plan, so far as material to the application and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan of the area.

BACKGROUND PAPERS

Site Notice (displayed 20.02.2020)

Site visit photographs (dated 22.04.2020)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

21 JULY 2020 PLANNING COMMITTEE

2. The development hereby permitted shall be carried out in accordance the approved plans listed below:

Drawing No: PGB 01 - 03 - Location Plan received 27.01.2020

Drawing Nos: PGB 01 - 01 Rev A and PGB 01 - 02 Rev A received 05.03.2020

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. The external finishes of the development hereby permitted shall be as set out on Section 7 of the application form and on the approved drawings.

Reason: To protect the visual amenities of the area.

4. Prior to the first use of the barn hereby approved, the existing shed shall be completely removed from the land.

Reason: To protect the openness of the Green Belt.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework (2019).
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.