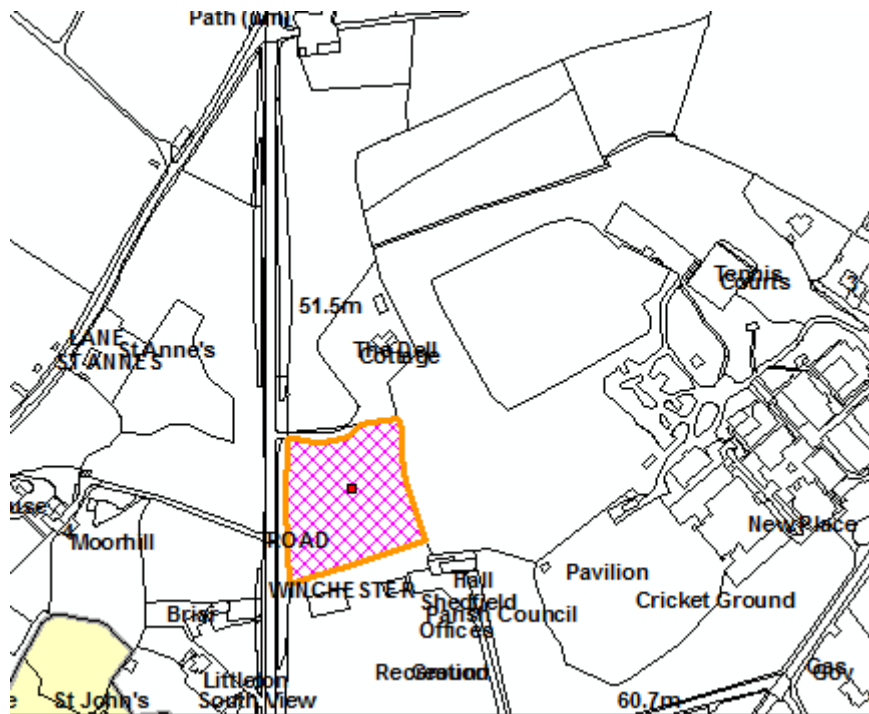


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 20/01329/FUL  
**Proposal Description:** Erection of an open-fronted agricultural hay/straw storage building (Part Retrospective)  
**Address:** Land To South Of Dell Cottage Winchester Road Shedfield Hampshire  
**Parish, or Ward if within Winchester City:** Shedfield Parish Council  
**Applicants Name:** Mr Tom Harris  
**Case Officer:** Nicola Clayton  
**Date Valid:** 29 June 2020  
**Recommendation:** Application Permitted

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**Pre Application Advice: None.**



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PLANNING COMMITTEE

**General Comments**

**Shedfield Parish Council requested for this application to be determined by Planning Committee. Full comments provided as appendix A to this report**

**Site Description**

The proposal site is an area of land south of the residential curtilage of Dell Cottage with access off of the B2177. The site shares a lane with the dwelling and the mixed use of the land north of the site for Chappells of Stubbington Ltd that operates as heavy goods vehicle operating centre. The proposal site is land classified as agricultural, and was originally a grassed, sloped open ground with mature trees and hedges surrounding the property. There is a protected tree along the northeast corner of the site near the drive entrance.

**Proposal**

The regularisation of ground works and proposed erection of an open-fronted agricultural hay/straw storage building. It is noted that the access improvements have also been implemented.

**Relevant Planning History**

07/00345/FUL - (AMENDED DESCRIPTION) To allow the parking of two lorry cabs within the curtilage of a residential site - refused 17.07.2007

17/02745/LDC - Operational development comprising the laying of a hardstanding area - permitted 02.03.2018

17/02744/LDC - Mixed use of land as a dwelling and heavy goods vehicle operating centre - permitted 02.03.2018

17/02758/FUL - Retention of vehicle maintenance workshop (RETROSPECTIVE) - permitted 22.03.2018

19/01562/FUL Regularisation of ground works and proposed erection of an open-fronted agricultural hay/straw storage building. refused 11/09/2019. The reason for refusal was as follows:-

Insufficient information has been provided to demonstrate that the engineering works and size and scale of the storage building are necessary for the purposes of the stated agricultural activity. In the absence of such information there is no justification for this development which therefore would be harmful to the character and appearance of this countryside location, contrary to policies MTRA4 of Winchester District Local Plan Part 1 and DM23 of Winchester District Local Plan Part 2.

**Consultations**

Hampshire Highways - raise no objection.

WCC Service Lead for Environmental Services - Contaminated Land (EP) - no objection

WCC Service Lead for the Environment - Landscape - No objection

**Representations:**

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Shedfield Parish Council-

- Despite permission being refused for application 19/01562/FUL the work has been conducted and the site is now fully operational.
- There have been a number of reported Highways issues.

3 letters received objecting to the application for the following material planning reasons:

- Highway safety matters.
- Visual amenity
- The affect the development has on local wildlife

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy  
MTRA4

Winchester Local Plan Part 2 – Joint Core Strategy  
DM15, DM16, DM17, DM18, DM23

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

**Planning Considerations**

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal is within the designated countryside of Shedfield where the principle of agricultural related development is acceptable providing it complies with the relevant policies.

The Local Plan Part 1 policy MTRA 4 (Development in the Countryside) allows development which has an operational need for a countryside location (such as agriculture, horticulture or forestry); and the development should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light traffic generation.

The storage building provides a covered area for hay/straw. The applicant currently rents 62.5 acres of land from other farms off-site by near (Waltham Chase and Titchfield). According to the planning statement, the applicant operates an agricultural contracting business (T S Harris Agricultural Contractors) which specialises in working 6000-8000

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acres of agricultural land. Based upon this evidence sufficient information has now been submitted to support this planning application to demonstrate that the engineering works and size and scale of the storage building are necessary for the purposes of the stated agricultural activity to overcome the earlier reason for refusal. Accordingly the development is considered to comply with policy MTRA4 of the Local Plan.

Design/layout

The Local Plan Part 2 policy DM23 states that development will be permitted where there is not have an unacceptable effect on the rural character of the area by means of visual intrusion, introduction of incongruous features and the destruction of locally rural assets, or by impacts on the tranquillity of the environment.

The proposal includes the regularisation of the excavation of the original land. The site is 0.73 hectares and approximately 0.18 hectares has been excavated and levelled. The engineering works occurred during March-April 2019 (estimated). Works also included cutting back of the hedges along the east side of the property and preparing the land for hard-standing.

The proposal includes the erection of a large open-bay storage building that measures 7.8m at ridge (up to 5m at eaves), 17.5m wide and 36m long. The storage building is situated to run parallel to the retained trees along the west boundary of the site along the B2177. Due to the excavation works, the storage building is set below the groundworks by 2.5m approximately.

Impact on character of area and neighbouring property

The excavation works that have been carried out are not considered to adversely affect the character or appearance of the surrounding area. The barn has been finished with dark-green profiled sheet to the roof and walls. These materials are agricultural in appearance and are considered appropriate in accordance with policy DM16 of the LPP2. The barn is well concealed and causing no visual or landscape harm to the surrounding area. The development is considered to comply with policy DM23 of the LPP2.

The nearest neighbouring site is the public Shedfield Parish Council office, community hall and recreational grounds. The structure is approximately 70m away and is not considered to result in any loss of residential amenity which is in accordance with policy DM17 of the LPP2.

Highways/Parking

The existing access onto the B2177 Winchester Road is proposed to be used to provide access to the agricultural storage building. The visibility splays plan included within the Technical Note shows visibility splays from the site access onto the Winchester Road of 2.4m x 160m to the north and 2.4m x 120m to the south and have been implemented. These splays are commensurate with the posted speed limit and as such, are acceptable in principle and the Highways Authority have no objection to the proposed access arrangements.

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A review of the accident statistics over the last five years in the local area revealed that two slight severity accidents occurred at the Winchester Road/ Church Road/ Upper Church Road crossroads to the south of the site, however, no accidents have been reported at the site access or along the site frontage on Winchester Road. The TN has used a 'first principles' approach to calculate the current and proposed site traffic generation. The existing Operators License permits 7 HGV's to operate from the site. This equates to an average of 38 two-way HGV movements over the course of a typical week. The TN states that the import and export of hay bales is already a permitted use on site, and the importation and delivery of hay would generate a very low number of HGV trips. Up to 3 members of staff are employed, which would equate to around 6 vehicle trips per day.

The Highway Authority considers the traffic generation information contained within the TN to be a reasonable description of the amount of traffic that would be expected to be generated by the existing development. It is also be acknowledged that the existing development has the potential to generate additional trips, without the need for planning consent.

The proposed agricultural store would allow hay to be stored under cover and given that the development is already used for the import & export of hay, is unlikely to result in a significant increase in vehicle trips to and from the site. In conclusion, there are no concerns with the use of the site access arrangements, and the proposed agricultural store is unlikely to result in material increase in traffic generation or capacity issues on the local highway network.

There are no objections to the development proposals subject to a safeguarding condition to retain appropriate visibility splays. The proposal is therefore in accordance with policy DM18 of the LPP2.

Other Matters  
Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

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01 The development hereby approved shall be constructed in accordance with the following plans:

Reason: In the interests of proper planning and for the avoidance of doubt.

02 The sightlines of 2.4m x 160m and 2.4mx 120m from the site access onto Winchester Road as indicated on the approved plan shall be retained for the lifetime of the development in which there should be no obstruction to visibility exceeding 1.0m in height above the adjacent carriageway channel line.

Reason: To provide and maintain adequate visibility in the interests of highway safety.

**Informatives:**

**General Notes for Your Information:**

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions. <https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

**Appendix A:**

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WINCHESTER CITY COUNCIL  
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Shedfield Parish Council Comments

Please return this form to the Case Officer: Nicola Clayton

From: Shedfield Parish Council

Case No: 20/01329/FUL

Closing Date for comments: 28 August extended to 08 September 2020

Proposal: Erection of an open-fronted agricultural hay/straw storage building (Part Retrospective)

Location: Land To South Of Dell Cottage Winchester Road Shedfield Hampshire

LISTED BUILDING GRADE:

**Comments:**

**Shedfield Parish Council strongly object to this application as follows:-**

**The application form contains incorrect information. It must be looked at in conjunction with 19/01562/FUL and 17/02744 LDC. Further details to be forwarded.**

**Despite permission being refused for application 19/01562/FUL the work has been conducted and the site is now fully operational. Photographs have been sent to enforcements and are attached**

**There have been a number of reported Highways issues. Vehicles accessing the site are unable to negotiate the turn and mount the pavement on the opposite side of the road – photographs to be forwarded.**

**The Landscape Report for this application is at variance to the report for application number 19/01562/FUL**

**Request for application to be considered by Committee:**

**Case No: 20/01329/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Signed: T S Daniels  
Planning and Projects Officer

Date: 26 August 2020

Please return this form to the Case Officer: Nicola Clayton

From: Shedfield Parish Council

Case No: 20/01329/FUL

Closing Date for comments: 28 August extended to 08 September 2020

Proposal: Erection of an open-fronted agricultural hay/straw storage building (Part Retrospective)

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Date: 26 August 2020