 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		23 January 2018
	REPORT OF:		HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD:	Tadworth And Walton

APPLICATION NUMBER:		18/02075/F	VALID:	15/10/2018
APPLICANT:	Mr Geoffrey Hewitt		AGENT:	-
LOCATION:	TWISTWOOD FARM, HURST ROAD, WALTON ON THE HILL, SURREY KT20 5BN			
DESCRIPTION:	Demolition of existing cattery buildings and existing storage barn, replacing with one new storage barn.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

SUMMARY

The proposal is an application for planning permission to replace existing cattery outbuildings and barn with a new storage barn. The application is identical to and therefore essentially a renewal of the now expired planning permission granted in October 2015.

The storage barn would appear similar to modern agricultural style buildings with cladding over a steel frame, a large set of loading doors and built upon a concrete base.

The barn has been appropriately sited to the landscape, being located at the rear of the associated residential dwelling and screened from Hurst Road. Existing mature hedges surrounding the barn will be retained and supplemented by new trees and hedging.

The site is located within the Metropolitan Green Belt but, by virtue of the removal and demolition of a number of comparable small size and scale buildings spread further across the site, the proposals would represent negligible increase in floor space or impact on the openness of the green belt. The applicant has committed to clearing the surrounding site of other paraphernalia including vehicles, machinery and storage containers as part of the development. This offers a further benefit in Green Belt terms and benefit to the appearance of the site within the Area of Great Landscape Value.

Therefore, the new building (subject to removal of the old structures) is considered to be acceptable in principle and would not harm the amenities of any neighbouring properties.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: no objection

Tadworth & Walton Residents Association: no response.

Surrey Hills AONB Planning Advisor, Surrey County Council: Concern raised about the existing untidy state of the site. Request for additional native tree planting to the west to help screen the building from that direction. Suggestion that permission should tie the storage and maintenance use to the farm holding (i.e. no commercial or vehicle maintenance use). Further comments were received following the re-consultation regarding the schedule to support the condition which will require the land to be returned to its natural condition.

Representations:

Letters were sent to neighbouring properties on 19 October 2018 and letters were sent again to neighbouring properties regarding updated information on 23 November 2018 and 13 December 2018. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application relates to a parcel of land adjacent to the residential curtilage of Twistwood Farm. The site is located within the Metropolitan Green Belt, within open countryside to the north of Walton on the Hill. The area is designated as an 'Area of Great Landscape Value'. The site can be accessed via two tracks; both from Hurst Road. The site is reasonably well-screened from the main highway by mature hedges.
- 1.2 The site comprises a detached dwelling with a number of outbuildings associated with the former cattery use and movable trailers, storage containers, vehicles and other paraphernalia spread across the rear of the site. The site has a long established use as a cattery but this has now ceased.
- 1.3 The surrounding area is predominantly agricultural, with a small number of residential properties, stables and equine recreational paddocks. The area remains predominantly rural in character.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: Corrections to the scale of the plans were made. The applicant has provided a location plan and corresponding schedule of the items to be cleared from the surrounding site once the new storage barn is complete. This is to support a condition

which will ensure an improvement to the appearance and openness of the site within the Green Belt landscape.

2.3 Further improvements could be secured: Conditions will be placed on the grant of permission to ensure that:

- appropriate materials are used
- existing structures are demolished and existing paraphernalia on the site is cleared
- the use of the new building is controlled
- landscaping/planting

3.0 Relevant Planning and Enforcement History

92/11700/F - Two storey extension to side and single storey extension to front. REFUSED.

94/00130/F - Two storey side extension. REFUSED.

94/05620/F - Demolition of single storey side extension and construction of two storey side extension. APPROVED WITH CONDITIONS.

96/13690/F - Construction of new access drive. REFUSED. APPEAL DISMISSED.

97/12710/F - Construction of new access drive from existing field access gate to Hurst Road and provision of sight lines, closure of existing main access. APPROVED WITH CONDITIONS.

15/01891/F - Demolition of existing cattery buildings and existing storage-barn, replacing with one new storage-barn. APPROVED WITH CONDITIONS. (not implemented)

4.0 Proposal and Design Approach

4.1 This is a full application for the erection of a new storage barn and the demolition of existing cattery buildings. The proposed barn would be sited on land to the rear of the dwelling, partially over land presently used by ancillary cattery outbuildings.

4.2 The application is a renewal of permission ref. 15/01891/F which has now expired. Full details of the external materials and the soft landscaping are available for this application (whereas these elements were controlled by precedent conditions on the previous application). A more robust approach to the 'tidying-up' of the site has been taken as part of the current application including a schedule of the items to be relocated or removed. Aside from these additional details, the proposal is identical to the 2015 scheme.

- 4.3 The building is of simple pitched apex roof design and would measure 17.5m wide, by 12m deep and 4m high to the eaves and 5m to the ridge. The building would set upon an excavated concrete slab, clad over a steel framed structure and have a large steel roller front entrance. The building would be similar in appearance to many common modern agricultural functional buildings and used for storage of various equipment associated with the keeping of the rare breeds on site and management of the land.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
- Assessment;
 - Involvement;
 - Evaluation; and
 - Design.
- 4.5 Evidence of the applicants design approach is set out below:

Assessment	The statement does not include an assessment of local character but does refer to 'tidying-up' the site and consolidating the existing buildings. The statement notes that the building location would be screened by existing hedging.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the particular design was chosen.

- 4.6 Further details of the development are as follows:

Site area	0.92 ha
Floor area of buildings to be demolished	209 sq m
Floor area of proposed building	210 sq m

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape and nature conservation (AGLV)	Pc1
Tree Protection	Pc4
Metropolitan Green Belt	Co1

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Other	Human Rights Act 1998
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6.0 Assessment

6.1 The proposal seeks to replace a series of existing structures with a single barn of similar size. The site is located within the Metropolitan Green Belt where the principle of development must be considered in light of adopted local policy and the NPPF.

6.2 The main issues to consider are:

- Metropolitan Green Belt
- Design and effect on the character of the area
- Neighbour amenity
- Access and parking

Metropolitan Green Belt

6.3 The application site is situated within the Metropolitan Green Belt, which is characterised by its openness. It is the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

6.4 The construction of new buildings within the Green Belt constitutes inappropriate development, however paragraph 145 of the NPPF identifies a

number of exceptions to this. This includes..."buildings for agriculture or forestry" and "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development."

- 6.5 The site is presently populated by a series of dilapidated outbuildings and structures which extend far back into the site. It is noted that some of these buildings have been partly dismantled/removed since the site visit during the 2015 application. However, previous case officer photographs, aerial photographs and photographs provided by the applicant clearly demonstrate the full, original extent of the outbuildings. The applicant has provided details with the application to demonstrate that the old outbuildings comprised 209sq m of floor space, thereby, the proposed development would increase the floor space on the site by only 1 sq m.
- 6.6 Floor space and ground coverage is not the only measure of openness and the spread, bulk and massing of development can also be considered. In this regard the development is considered a substantial improvement, because whilst the height of the building would be increased, it would be also be set down into the site. Furthermore, the single, larger mass is considered favourably to the odd, elongated and extensive encroachment of development presently spread across the site.
- 6.7 The applicant indicates that the proposed use of the barn would be partially for storage of tools and machinery associated with the management of the land and the farming of rare breeds animals on the site. However, the application does not contain specific or detailed evidence of this proposed agricultural use and therefore, a case for meeting the NPPF exception for "buildings for agriculture or forestry" has not been made or undergone expert analysis. Therefore, very little weight can be attributed towards meeting the the agriculture or forestry exception.
- 6.8 The proposed barn would allow the storage of various tools, machinery, vehicles and other paraphernalia currently stored outside in the open and so would deliver a significant improvement to openness. This 'tidying-up' of the site is considered to be an important condition of the permission and this was reflected in the condition on the previous permission which required the site to be cleared of the debris and returned to its former condition. Accordingly, this current permission shall also be conditioned to ensure the tidying-up of the site is secured. The applicant has submitted a schedule and corresponding location plan of the key items (machines, vehicles, containers etc.) and stated whether these are to be relocated into the new barn or removed from the site. The wording of the condition refers to the schedule and will allow the applicant a window of three months to transfer items into the new barn. The re-designed condition (relative to the condition on the previous planning permission) is felt to better meet the six tests for the use of conditions set out in paragraph 55 of the National Planning Practice Guidance.

- 6.9 In summary, the proposed development is considered to meet the “redevelopment of previously developed land” NPPF exception for the development in the Green Belt, plus the associated consolidation of built form and the tidying-up of the site would deliver a significant improvement to openness. Therefore, the proposed development would comply with Local Plan policy Co1 and the provisions of the NPPF.

Design and effect on the character of the area

- 6.10 The proposed building while utilitarian in appearance would be acceptable by virtue of the siting, the removal of other inappropriate spread across the site and the agricultural character of the building. The building is well-sited to the rear of the premises and would not be readily visible from Hurst Road, whilst such factors are not considered in Green Belt terms, from a character and visual perspective the rear siting would alleviate the impact of the development.
- 6.11 The building would have a simple shallow apex roof with a cladding façade built onto a steel frame, built over a concrete base. Such a building has a simple and rudimentary form, and whilst not of traditional Surrey agricultural vernacular, it would reflect modern agricultural buildings which tend to accommodate larger and bulkier machinery for modern practice.
- 6.12 Before the 2015 permission expired, the applicant discharged the condition pursuant to the external materials for the barn via application 15/01891/DET03. This application number is referred to on the current application drawings to describe the proposed appearance of the new barn. It is deemed acceptable that 15/01891/DET03 can be referred to in the materials condition for the current application.
- 6.13 15/01891/DET03 describes that the sides and roof of the barn are to be “Shufflebottom Ltd. leather grain - olive green”. This product is specifically for use on agricultural and industrial buildings and has an appearance which is typical of agricultural barns in general. It is green in colour as intended by the informative on the original planning permission. There would be 3no. “SAB Class 3 roof lights each 3000mm long” in the roof. These appear to comprise transparent sheeting which sits flush with the main roof covering, and again this is typical for agricultural barns. There would also be three ordinary windows (2no. 1200x1200mm and 1no. 910x1200mm) in the south elevation of the barn.
- 6.14 Accordingly the appearance of the building with the appropriate finishes and materials described above would not appear alien within such a rural locale.
- 6.15 The removal of a number of structures whilst welcome in green belt terms due to the increase in openness and the reduction in spread across the site; would also deliver some visual benefit in this case. The consolidated form whilst higher and as a single larger mass than any of the single buildings, is preferable in visual terms as it would not extend or encroach as far across the site as the present structures. Furthermore, the clearance of the

paraphernalia from the site (which will be secured by condition) would represent an improvement to the appearance of the site within the countryside and the designated Area of Great Landscape Value.

- 6.16 The applicant has submitted details of the landscaping features to be retained and proposed new planting. There are existing mature hedges along the east and west sides of the site and some existing shrubs and trees beyond the north elevation of the proposed barn location. This soft landscaping is shown to be retained on the landscape plan. It would be supplemented by new hedging alongside the south elevation of the barn and some new fruit trees in the area where the existing cattery structures will be removed. The Tree Officer's final comments are as follows:

"The additional technical information dated 14/12/18, provides the relevant technical information to ensure the trees shown to be planted on drawing reference TW-2, will have the opportunity to become established and contribute to the local area."

I consider that the retained and proposed soft landscaping is appropriate and will help to visually reduce the impact of the new barn within the countryside and the designated Area of Great Landscape Value. A suitably worded condition will ensure that this landscaping is implemented.

- 6.17 In summary, the proposed development would be acceptable in terms of its design and impact upon the character of the wider area, and complies with policies Pc1 and Co1.

Neighbour Amenity

- 6.18 The proposed building would not affect the activity or nature of the use upon the site, whilst the building is also well separated from the nearest neighbour by virtue of its countryside location and would not cause a physical loss of amenity in this case.

Access and parking

- 6.19 The development would not affect the access onto Hurst Road, the level of parking upon the site and the floor space is comparable and would be likely to generate a similar level of traffic. On this basis no transport objection is raised to the proposal. The Highway Authority were consulted and raised no objections.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	UNNUMBERED		08.10.2018
Proposed Plans	UNNUMBERED		08.10.2018

Landscaping Plan	TW-2	02.10.2018
Elevation Plan	UNNUMBERED	02.10.2018
Block Plan	UNNUMBERED	21.11.2018
Site Layout Plan	UNNUMBERED	21.11.2018
Location Plan	UNNUMBERED	12.12.2018

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. The materials to be used in the construction of the external surfaces of the development must be as approved by application reference 15/01891/DET03.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc1 and Co1.

4. Within three months of the first use of the storage barn hereby permitted, the existing cattery buildings and barn shall be demolished and the resultant debris and all other vehicles, machines, storage containers and stockpiled material (identified on Location Plan and corresponding Schedule received 12.12.2018) shall be removed from the site or stored inside the storage barn hereby permitted so the land is returned to its former condition.

Reason:

To ensure a satisfactory form of development and in the interests of the visual amenity of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc1 and Co1.

Definition of first use of the storage barn: any use of the interior of the storage barn i.e. for storage or any activity.

5. The building hereby approved shall only be used for purposes incidental to the domestic use and, for the storage of equipment or machinery associated with the management of the land and animal husbandry. The building shall not be used for any other commercial purpose and shall not be occupied as living accommodation.

Reason:

To ensure an appropriate use and in the interests of the amenity of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Co1.

6. All soft landscaping work shall be completed in full accordance with the approved scheme (landscaping plan TW-2 - received 03/10/2018 and additional technical info – received 14/12/2018), within three months of the first use of the storage barn or within the first planting season following the first use of the storage barn hereby approved.

If any of the new or existing trees, hedges or shrubs detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc1, Pc4 and Co1 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

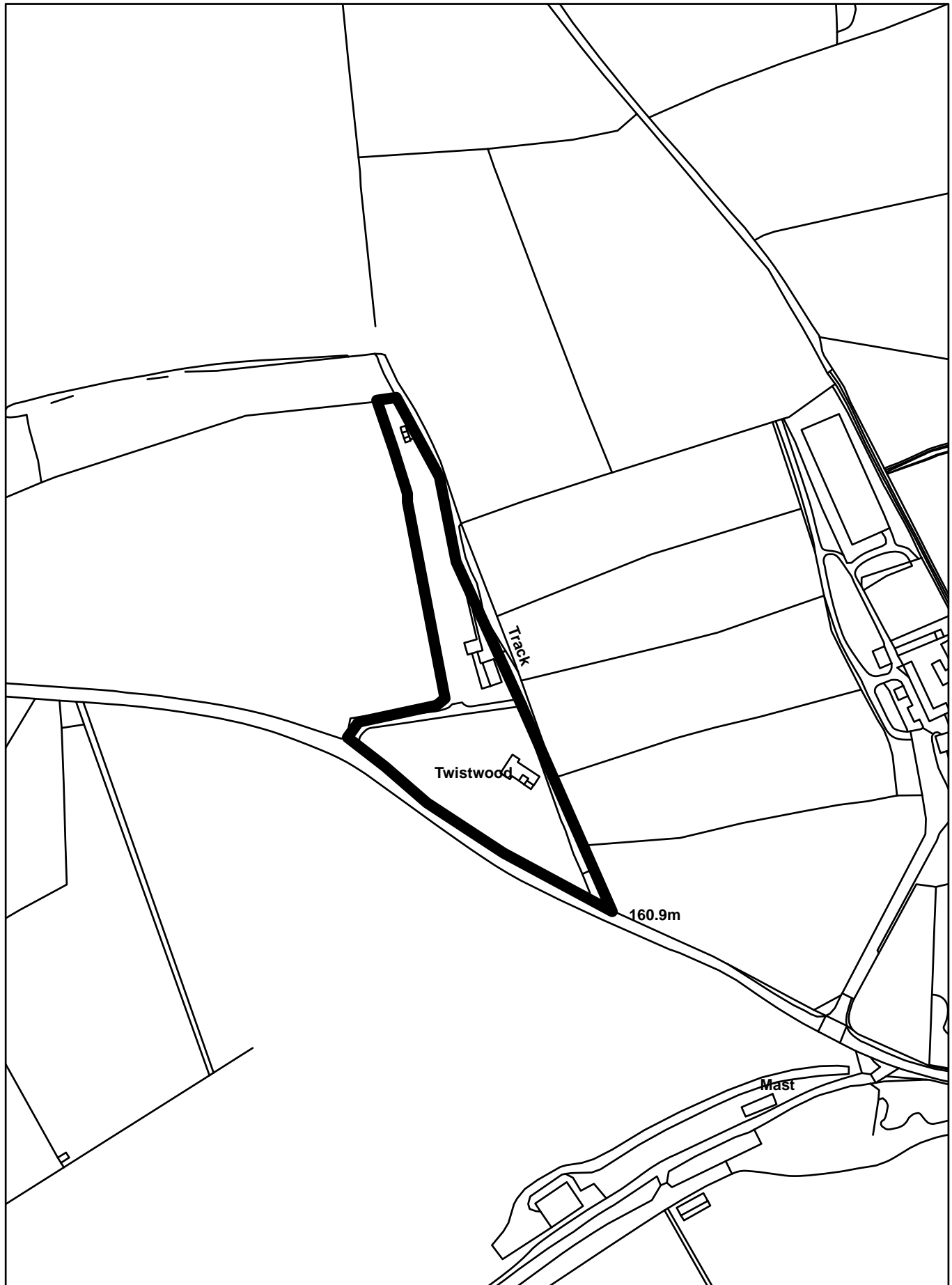
REASON FOR PERMISSION

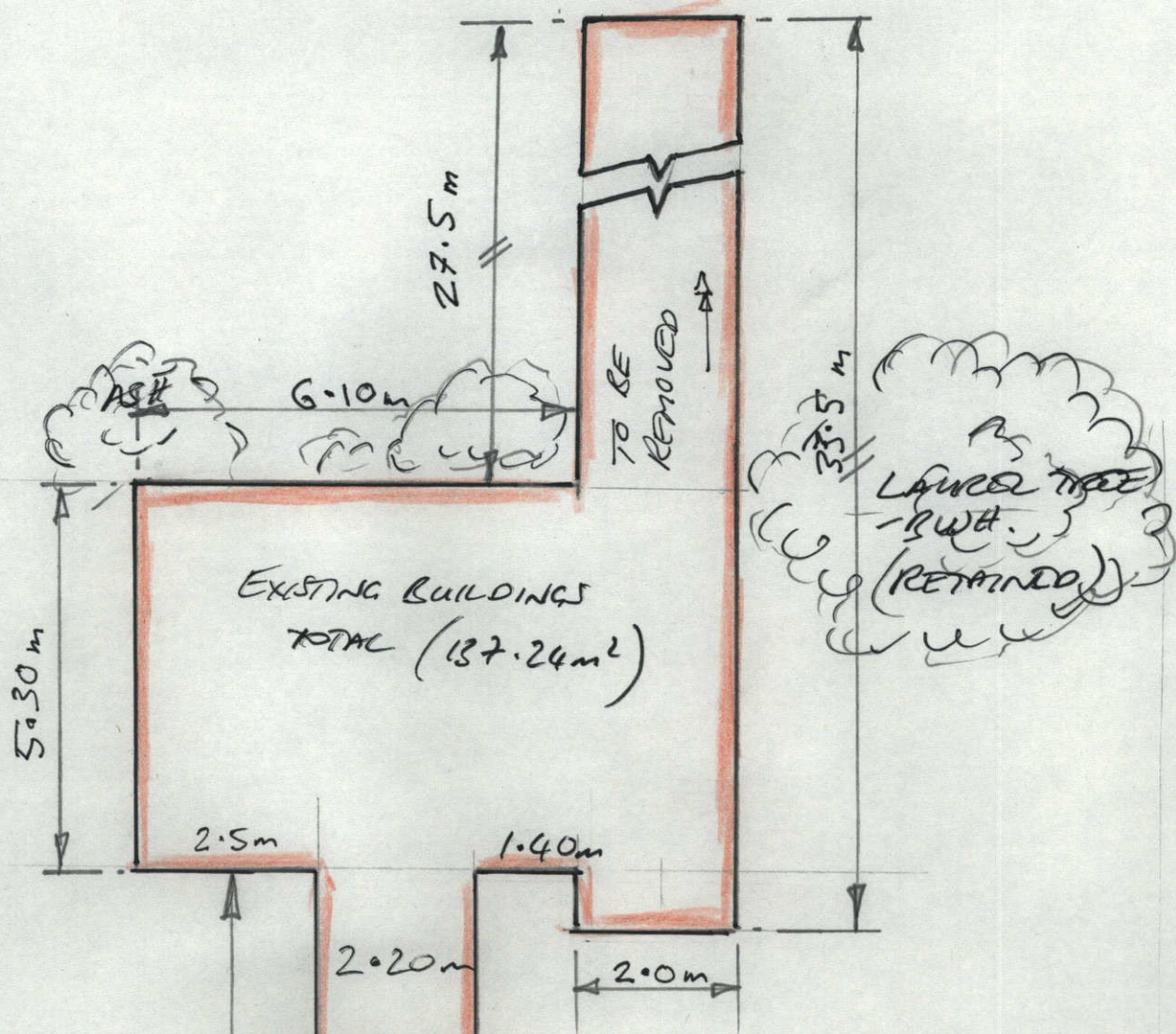
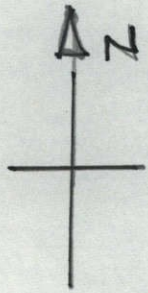
The development hereby permitted has been assessed against development plan policies Cs1, Cs2, Cs3, Cs5, Cs10, Pc1, Pc4 and Co1 and material considerations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.


18/02075/F - Twistwood Farm, Hurst Road,
Walton On The Hill






23.10m
TO BE REMOVED

EXISTING BARN
12m x 6m x 4mH
TOTAL 72m²
(TO BE REMOVED)

 BUILDINGS FOR REMOVAL

 REPLACEMENT SINGLE-BUILDING

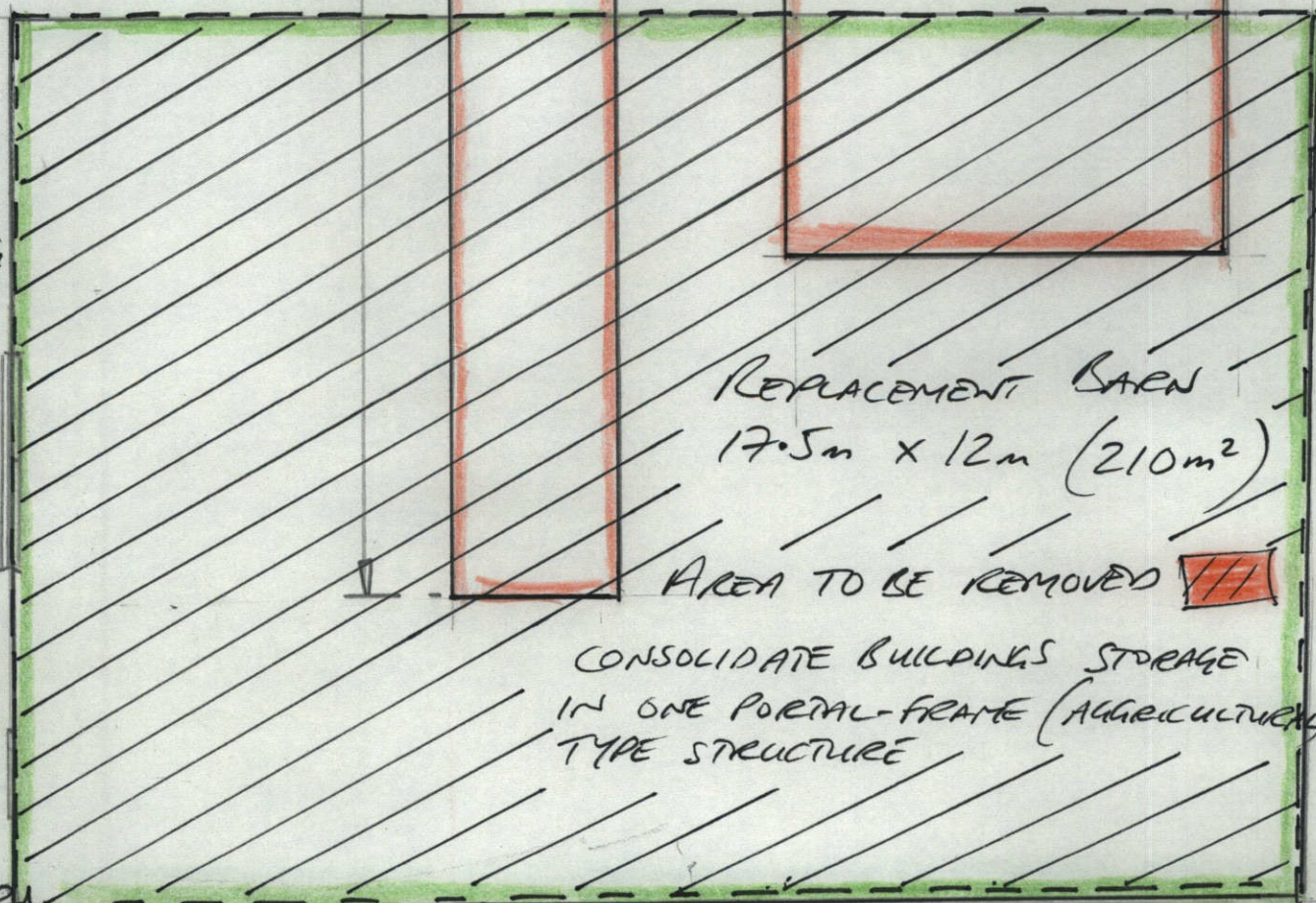
19.11.2018

(SCALE 1:100)
METRIC -

18F/02075/F

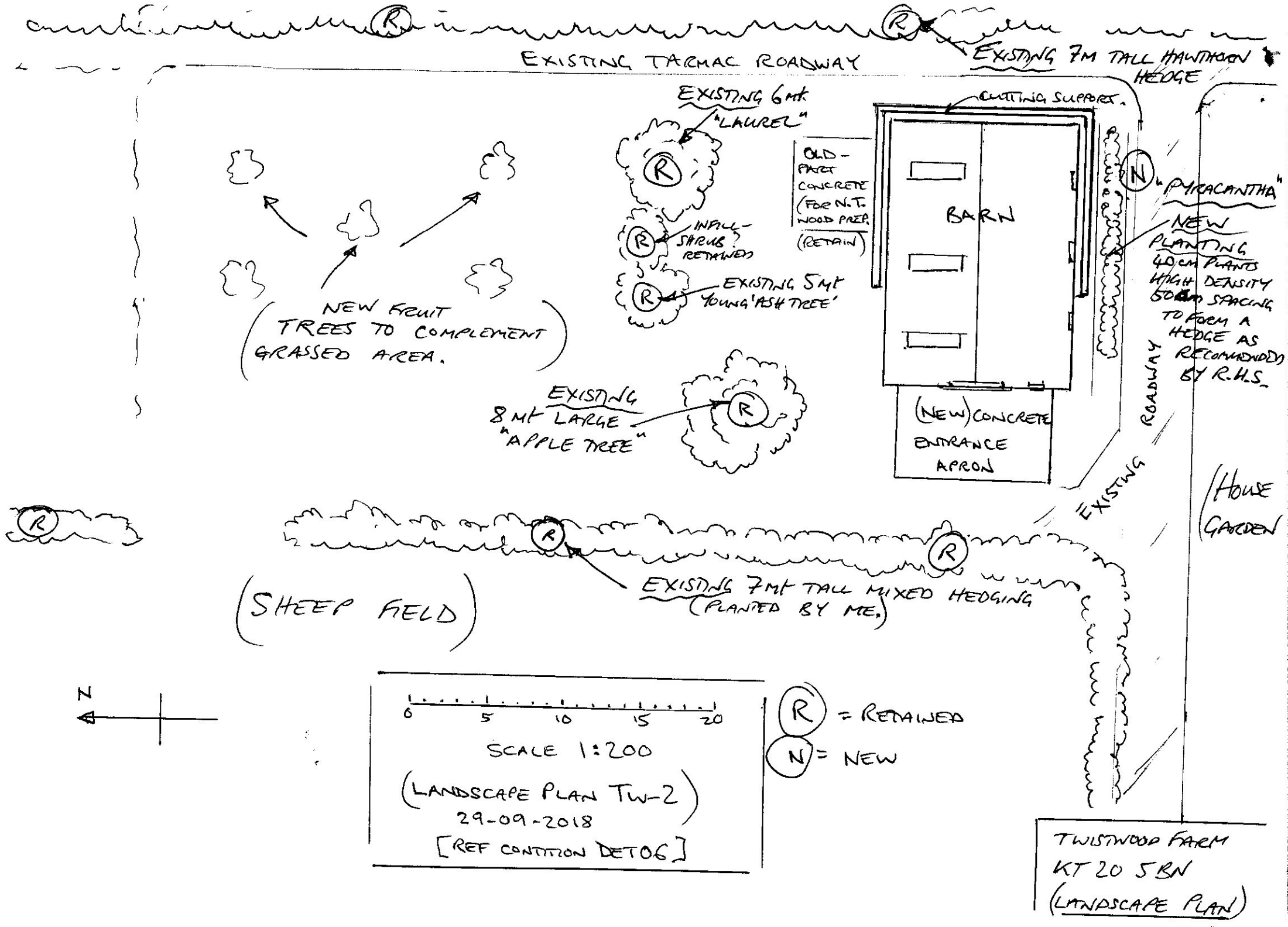
REPLACEMENT BARN
FOR STORAGE OF FARM
EQUIPMENT

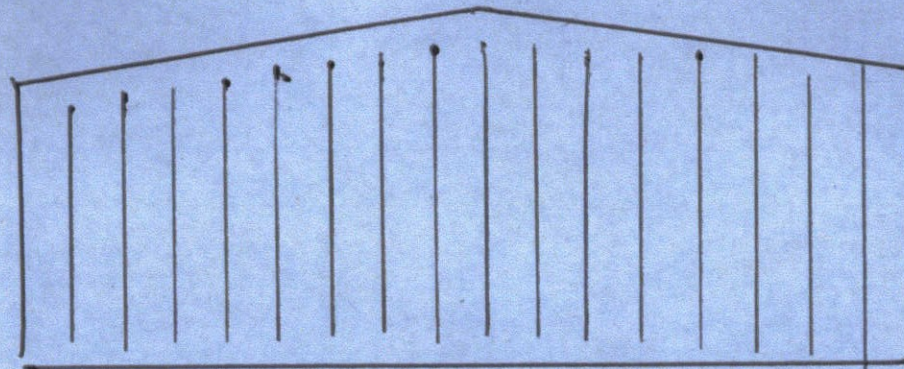
TWISTWOOD FARM, HURST
KT20 5BN.



NEW PLANTING 3 E 3

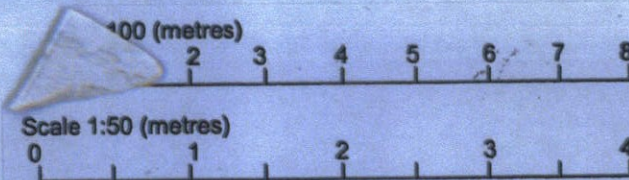
EXISTING ROADWAY



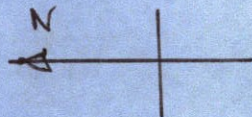


EASTERN-END ELEVATION.

(STEEL-CLAD PORTAL-FRAME BARN.)



Please check the drawing scale before taking measurements



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TWISTWOOD FARM
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