

PLANNING APPLICATION REPORT

Case Officer: David Stewart

Parish: East Portlemouth **Ward:** Stokenham

Application No: 0502/23/AGR

Agent/Applicant:

Mr R Thomas - Rendells
Stonepark
Ashburton
TQ13 7RH

Applicant:

Mr J Jones - Rickham Farm Partnership
Rickham Farm
East Portlemouth
TQ8 8PQ

Site Address: Rickham Farm, East Portlemouth, Salcombe, TQ8 8PQ

Development: Application to determine if prior approval is required for an agricultural storage building for storing grain, seed and fertilisers 32m x 18.28m x 9.06m height to ridge

Recommendation:

Prior approval is not required and the development is permitted under Part 6 of the T & C (General Permitted Development) Order 2015 as amended

Key issues for consideration:

Does the development falls within development permitted by Part 6 of the T & C (General Permitted Development) Order 2015 as amended?

Financial Implications (Potential New Homes Bonus for major applications):

As part of the Spending Review 2020, the Chancellor announced that there will be a further round of New Homes Bonus allocations under the current scheme for 2021/22. This year is the last year's allocation of New Homes Bonus (which was based on dwellings built out by October 2020). The Government has stated that they will soon be inviting views on how they can reform the New Homes Bonus scheme from 2022-23, to ensure it is focused where homes are needed most.

Site Description:

The site is located at East Portlemouth and forms part of a 200ha holding which is mostly laid to arable production.

The Proposal:

The farm was organic but in view of the poor yields the owner wishes to return to non-organic production and the increased yields will require added grain storage. A building of some 620m² is proposed set away for the road frontage by some 40m. It is a fairly traditional steel framed farm building clad in grey profiled cladding and set within a Devon Bank hedge

Consultations:

- County Highways Authority

No highway Implications

Representations:

The South Hams Society

The Society believes this proposed development fails to comply with the description of permitted development as set out by Schedule 2, Part 6, Class A of the GPDO.

The proposal does not include a suitable plan of the whole site. However the area of the proposed barn is recorded as 32m x 18.28m, or just under 585 m2.

Although not mentioned by the applicant, a new track and hardstanding will clearly be required – the site plan leads us to that conclusion.

We have measured the area from the site plan and we consider the total area of the development will be in excess of 1800 m2.

To support the Society's opinion we refer the local planning authority to the Planning Inspectorate appeal Ref: APP/X1925/W/20/3256050.

Relevant Planning History

None

ANALYSIS

Principle of Development/Sustainability:

The development is permitted under Part 6 of the T & C (General Permitted Development) Order 2015 as amended.

The proposal does not fall within any of the categories in Part 6 A.1 (a) to (k) which outlines development that is not permitted.

Design/Landscape:

The area of the farm is large and there may have been the case to request details of alternative locations. However the period for comment has expired and no further action can be taken.

The site is located on rising ground in a landscape that is dotted with isolated farm buildings. The building is shown to be set at the higher land level on the site rather than be dug in. A modest cut and fill at around the 99.4 datum would have sat the building into the landscape better. However, as indicated above the period for comment has expired and the development can proceed.

Neighbour Amenity:

None, there are no near residential properties

Highways/Access:

No highway implications

Other Matters:

None

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

Part 6 of the T & C (General Permitted Development) Order 2015 as amended

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

The above report has been checked and the plan numbers are correct in APP and the officer's report. As Determining Officer I hereby clear this report and the decision can now be issued.

Name and signature: D Stewart

Date: 21.09.23