

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

15 February 2023

Item: 3

<b>Application No.:</b>	22/02929/OUT
<b>Location:</b>	Shottesbrooke Farm Agricultural Barn 2 Waltham Road Maidenhead
<b>Proposal:</b>	Outline application for access and scale only to be considered at this stage with all other matters to be reserved for an agricultural barn.
<b>Applicant:</b>	Mr & Mrs Smith
<b>Agent:</b>	Mr Tom McArdle
<b>Parish/Ward:</b>	White Waltham Parish/Hurley And Walthams

**If you have a question about this report, please contact:** Carlos Chikwamba on 01628796745 or at [carlos.chikwamba@rbwm.gov.uk](mailto:carlos.chikwamba@rbwm.gov.uk)

### 1. SUMMARY

This is an outline application for a large agricultural barn on land belonging to the Shottesbrooke Estate, adjacent to the Grove Business Park in Waltham Road. The applicant has provided information in relation to the storage requirements that a barn of this size is needed for the purposes of agriculture. It is considered that the proposed building is an exception to inappropriate development within the Green Belt.

As this is a major development, a notice in the local press is required to publicise the application. A notice has been placed in the local press; the deadline for comments in response to that notice is the 23<sup>rd</sup> February 2023.

**It is recommended the Committee authorises the Head of Planning to grant planning permission with the conditions listed in Section 12 of this report, provided that no comments which raise any new substantive planning issues are received up until the 23<sup>rd</sup> February 2023.**

### 2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as this is a major application; such decisions can only be made by the Panel.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is an area of open landscape, which forms part of Shottesbrook Farm. The site is immediately to the north-east of the Grove Business Park and a short way south-west of the White Waltham Airfield. The site is separated from the business park by a 2m high metal fence, and there are a number of trees near the boundary within the business park which are the subject of Tree Preservation Orders. The site lies in the Green Belt.

### 4. KEY CONSTRAINTS

- 4.1 Green Belt

### 5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application seeks outline planning permission for an agricultural barn, with access and scale only to be considered at this stage.

5.2 The proposed barn will measure 30m by 67.06 metres, with an eaves height of 7 metres and a total height of 9.8 metres. The barn will be rectangular shaped, similar to another barn approved under application; 19/03067/OUT. The existing access off Waltham road would be used.

Ref.	Description	Decision and Date
18/02770/OUT	Erection of a single storey agricultural barn.	Approved – 24.1.2019
19/03067/OUT	Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for an agricultural barn. (Revision to 18/02770/OUT).	Approved – 23.01.2020
20/00709/REM	Reserved matters (Landscaping) pursuant to outline planning permission 19/03067/OUT for Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for an agricultural barn	Application permitted on the 23.06.2020
20/00850/CONDIT	Details required by condition 6 (surface water drainage scheme) and 7 (noise attenuation) of planning permission 19/03067/OUT for outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for an agricultural barn.	Approved 3 <sup>rd</sup> June 2020.
21/03432/CLASSM	(Class R) Change of use of part of the agricultural building to storage and distribution (Class B8).	Approval required and Granted – 18.11.2021

## 6. DEVELOPMENT PLAN

6.1 The main Development Plan policies applying to the site are:

Issue	Policy
Spatial Strategy for the Borough	SP1
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Development in Rural Areas and Green Belt	QP5
Sustainable Drainage	NR1

6.2 **Hurley and the Walthams Neighbourhood Plan (2017)**

Issue & Policy
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**WW3** – White Waltham Airfield Proposals for development on the White Waltham Airfield, as shown on the Policies Map, will only be supported if they are ancillary to the established airfield use, conserve heritage assets and are appropriate in the Green Belt.

White Waltham Airfield is designated as an Area of Special Character, and the text refers to the protection of existing buildings within the airfield. Policy GEN3 is concerned with Areas of Special Character. It states:

**GEN3** Development proposals in a designated area should have regard to the desire to conserve and enhance the characteristics that define that area, as set out in the Neighbourhood Plan Areas of Special Character Study.

## **7. MATERIAL PLANNING CONSIDERATIONS**

### **7.1 National Planning Policy Framework Sections (NPPF) (2021)**

Section 4 – Decision-making

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt land

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

#### **Other Local Strategies or Publications**

7.2 Other Strategies or publications material to the proposal are:

- RBWM Landscape Character Assessment

## **8. CONSULTATIONS CARRIED OUT**

A site notice was displayed on the 23<sup>rd</sup> November 2022.

An advert was placed in the local press on the 2<sup>nd</sup> February 2023.

#### **Comments from interested parties**

No comments have been received to date.

#### **Consultees and Other parties**

<b>Comment</b>	<b>Officer's response</b>
Parish Council;  No Objections.	Noted
Lead Local Flood Authority – no objection, subject to a condition.	

## **9. EXPLANATION OF RECOMMENDATION**

9.1 The key issues for considerations;

- Green Belt
- Character and Appearance
- Amenities
- Trees
- Highways
- Grove Business Park and potential future uses there
- Other material considerations
- Conclusion

9.2 Green Belt

9.3 The application site is located within the Green Belt. Paragraph 149(a) of the NPPF (2021) states that the construction of new buildings for agriculture and forestry are exceptions to inappropriate development in the Green Belt. Policy QP5 of the Local Plan refers to the NPPF with regard to exceptions to inappropriate development in the Green Belt.

9.4 Shottesbrook Farm has previously had proposals relating to new barns approved, details of which are summarised in the table below. The siting of the proposed barn under the 2018 and 2019 applications were the same. The 2019 application was a revision to the 2018 application.

Application ref	Justification
18/02770/OUT	<p>- The arable operations are split circa 3/8ths winter wheat, 3/8ths spring barley and 2/8ths oil seed rape.</p> <p>-Aging grain store of 700sqm, allowing a storage of about 1500 tonnes of harvested grain accommodating 82% of winter wheat crop</p> <p>-Remainder of the winter harvest, all of the barley spring harvest, all of the oil seed rape harvest and all of the straw crops are having to be sold directly from the field.</p> <p>-Selling more than 60% of the farm's yield directly from the field restricts farm from achieving best prices.</p> <p>-Barn will allow farm to maximise income which in turn will be reinvested in farm</p> <p>-Floorspace figures highlighted that 2169.32 sqm is required to store the crops (total spring barley, oil seed rape, straw and the balance of the winter wheat)</p> <p>-Floor area for barn was 2160 sqm</p> <p>It was concluded that based on the above, the proposed barn was reasonably required for the purposes of agriculture.</p>
19/03067/OUT	<p>-Revision of previously approved barn under the above ref</p> <p>-enlargement required due to increase in yields, investment in larger machinery, reduction in oil rape see (OSR) being grown and instead increased spring barley being grown</p> <p>-Spring barley will be partially substituted for OSR, and this has a yield of 7.1 tonnes per ha as opposed to 4 tonnes per ha for OSR. Therefore, an increase in storage requirements over the calculations in the previous application was required</p> <p>-Barn's height (7 metre eaves height) also increased to accommodate the combine harvester which has a height of 6.690 metres.</p>

	It was concluded that based on the above, the proposed barn was reasonably required for the purposes of agriculture.
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9.5 In terms of the current proposal, the application makes the case that the new agricultural barn is required for the storage of fertilizer, seed, woodchip (*different to what was proposed to be stored in the previously approved barns*) straw and winter wheat. As set out within the covering letter for application 19/03067/OUT, 30% of both wheat and barley straw was sold directly from the field in August and September, however due to the increase in value of straw it is now prudent for the farm to retain and store 100% the straw yield to sell it in late Winter/early Spring.

9.6 Based on the hectareage and arable yield information provided in relation to these crops, the 30% of storage requirements equate to 886 sqm. The barn is also required for the storage of solid fertiliser (applicant moving away from liquid fertiliser previously stored in Silos), seeds, and woodchip. Lastly, the prior approval under application 21/03432/CLASSM granted consent for the change of use to B8 storage and distribution of 499sq.m of an old grain store on the Estate as part of a diversification scheme required to support the ongoing agricultural business. This led to a loss of 499sqm of storage space. Table 1 sets out what will be stored in the proposed barn, and the floorspace requirements.

**Table 1- storage requirements for proposed barn**

Wheat straw	540.5 sq metres
Barley Straw	345.8 sq metres
Fertiliser	113.03 sq metres
Seeds	67.40 square metres
Woodchip	432.4 square metres

9.7 Considering the above storage requirements, and due to a building previously used to store grain (499 square metres) is no longer used as it has been converted, the floorspace of the proposed barn at around 2000 square metres is considered to be reasonable. Its eaves height would amount to about 7 metres to accommodate the 6.69-metre- tall grain trailer to be used to deposit harvested crops into the proposed barn.

9.8 Given the above, it is considered that the proposed barn is reasonably required for the purposes of agriculture. Consequently, it is considered that the proposal is an exception to inappropriate development in the Green Belt and complies with Paragraph 149(a) of the NPPF (2021), and policy QP5 of the Adopted Local Plan.

9.9 Given that this is an agricultural building, the impact on openness cannot be taken into consideration. This is in line with the outcome of a court of appeal judgement between R. (Lee Valley Regional Park Authority) v Epping Forest District Council and Valley Grown Nurseries Ltd (2016) where it was determined that applications for agricultural buildings do not fall to be assessed in terms of their impact on openness.

**9.10 Character and appearance**

9.11 The revised National Planning Policy Framework (NPPF), 2021 is a material planning consideration in the determination of planning decisions. One of the core planning principles contained within the NPPF seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Section 12 of the NPPF concentrates on guiding the overall scale, density, massing, height, landscape, layout, materials, and access of new buildings in relation to neighbouring buildings and the local area more generally. Policies QP1 and QP3 of the BLP and the Borough Wide Design Guide are in line with the above policy guidance.

- 9.12 This outline application seeks the scale to be addressed at this stage. The barn would measure 30m by 67.06 metres and have an eaves and overall height of about 7 metres and 9.8 metres, respectfully. Its scale would be similar to that of the barn approved under application; 19/03067/OUT. Therefore, the scale would be typical of modern farm barns. Overall, the scale is considered acceptable.
- 9.13 It is noted that the scheme will be within close proximity of the approved Grove Park residential development. However, the barn will be at least 50 metres away from this development. Therefore, it is not considered the scheme would have a detrimental impact upon future occupiers of this site. The barn would also be within even closer proximity of the remaining buildings within Grove Park Business Park, which are not part of the application site for the aforementioned Grove Park residential development, however, views from the business park will be softened by the extensive planting along the northern boundary of the business park, which continue along the south side boundary of the development site, providing further screening and softening.
- 9.14 Whilst, appearance and layout would be considered at reserved matters stage, based on the indicative plans submitted the, the barn will be sited in an appropriate location close to the previously approved barn and existing barns within Shottesbrook Farm. Furthermore, it has been indicated that the materials will comprise of a standard steel portal frame construction with concrete wall panels, box profile wall cladding, profile 6 natural grey fibre cement roof cladding and roller shutter door and a conventional pitched roof is also proposed, all these elements are similar to the adjacent approved barn. Therefore, the appearance and layout of the barn is likely to be accepted at reserved matters stage.
- 9.15 **Trees**
- 9.16 Policy NR3 of the Local Plan requires the protection of important trees on or near development sites. In this case, there are no trees within the application site, but there are trees within the Grove Business Park adjacent to the site which are the subject of Tree Preservation Orders. The building would at least 50m away from the boundary and outside of the Root Protection Areas of the protected trees. It is considered that they are far enough away not to be affected by the proposed development. The impact on trees is therefore acceptable, and the proposal complies with Policy NR3 of the Local Plan.
- 9.17 **Highways**
- 9.18 The proposed new barn would be accessed from an existing junction onto Waltham Road and is unlikely to result in any significant traffic impact. Therefore, it is not considered that the proposal would lead rise to any highway safety issues.
- 9.19 **Other material considerations**
- 9.20 As this is a major development, a sustainable drainage scheme needs to be provided. A soakaway is proposed as the method of drainage. The Lead Local Flood Authority raise no objections to this in principle, provided a pre-commencement condition is imposed.
- 9.21 The Policies Map for the Hurley and the Walthams Neighbourhood Plan shows the White Waltham Airfield site as incorporating the site of the proposed barn, and also several other fields. The applicant under application; 18/02770/OUT provided a copy of the Civil Aviation Authority licence registration, which included a plan defining the boundaries of the White Waltham Airfield. Based on this plan, the proposal would be clearly outside the boundaries of the Airfield. If it were within the airfield, Policy WW3 would apply, which is as follows: 'Proposals for development on White Waltham Airfield, as shown on the Policies Map, will only be supported if they are ancillary to the established airfield use, conserve heritage assets, and are appropriate in the Green Belt.' It is considered that the barn would be appropriate development in the Green Belt, also the site is not part of the airfield, and the proposal conserves heritage assets (namely the buildings on the

airfield). The barn would be located adjacent to an existing barn (subject of approved application; 21/03432/CLASSM - Change of use of part of the agricultural building to storage and distribution), which is part of the agricultural business operations at Shottesbrook Farm, this existing barn is much closer to the Airfield's boundary than the proposed barn. Therefore, given the location of the barn it is not considered that it would in any case prejudice the operation of the airfield or harm the heritage asset. The proposal has a degree of conflict with Policy WW3 but does not contravene the requirements, aims and purposes of the policy based on the information provided. The previous planning permissions for barns close to the application site were also considered in light of the foregoing and considered to be acceptable.

## 10. CONCLUSION

The proposal is considered to be appropriate development in the Green Belt and would not be harmful to the character of the area, or to the health of nearby protected trees. It would not harm the future residential use of the neighbouring Grove Business Park. The proposal would not harm or prejudice the continued use of the airfield site despite some limited conflict with the Policy Map shown as part of Neighbourhood Plan policy WW3. The proposal is therefore considered acceptable and material planning considerations do not lead to a different conclusion.

## 11. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Elevations and floor plan

## 12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

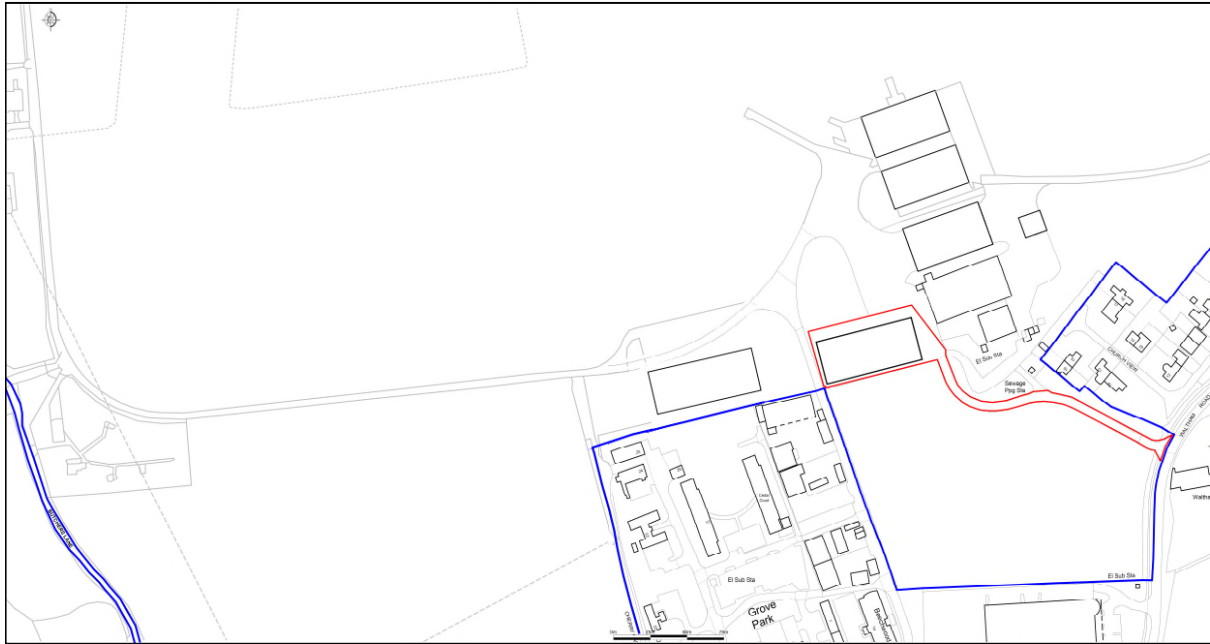
- 1 An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission  
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 2 The Development shall commence within two years from the date of approval of the last of the reserved matters.  
Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 Details of the appearance, layout and landscaping (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced.  
Reason: To accord with the provisions of the Town and Country Planning (General Development Procedure) Order 1995.
- 4 No construction shall commence until a surface water drainage scheme for the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:
  - Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
  - Supporting calculations based on infiltration rates determined by infiltration testing carried out in accordance with BRE365 confirming compliance with the Non-Statutory Standards for Sustainable Drainage Systems
  - Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented
  - The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans

listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.



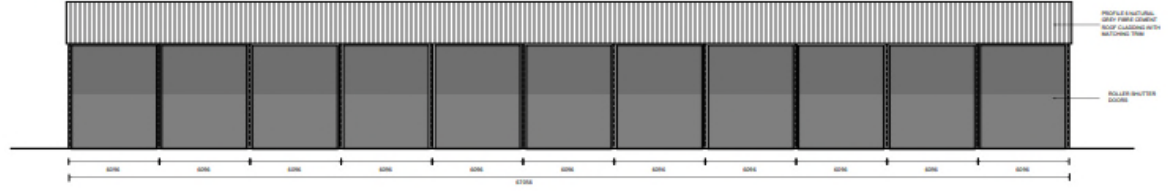
# Appendix A- Site location



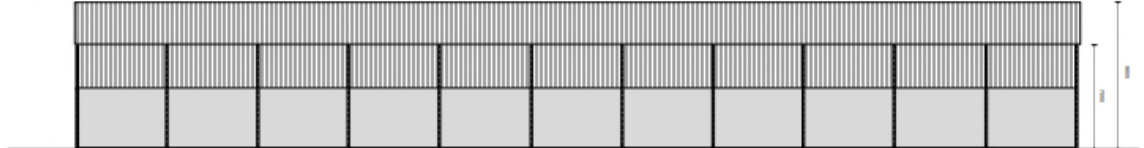
Appendix B- Proposed floor plans and elevations (scale only for consideration)

PROPOSED ELEVATIONS

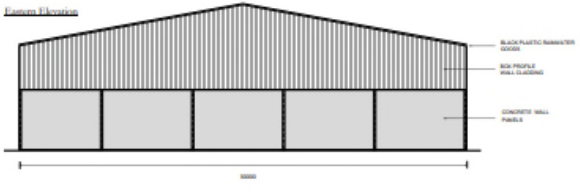
Northern Elevation



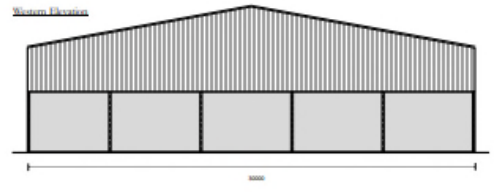
Southern Elevation



Eastern Elevation



Western Elevation



PROPOSED FLOOR PLAN

