

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 12 September 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Liz Sullivan
Adam Squires
Tel No: 020 8379 4018

Ward:
Cockfosters
Chase

Ref: 17/03298/PAAG

Category: Application for prior notification of agricultural or forestry development-proposed building.

LOCATION: Beech Barn Farm, The Ridgeway, Enfield, EN2 8AF

PROPOSAL: Erection of a replacement agricultural building

Applicant Name & Address:
Mr Don Perry
225 Village Way

Agent Name & Address:
Mr Keith Milne
Enfield Council
Corporate Maintenance & Construction Team

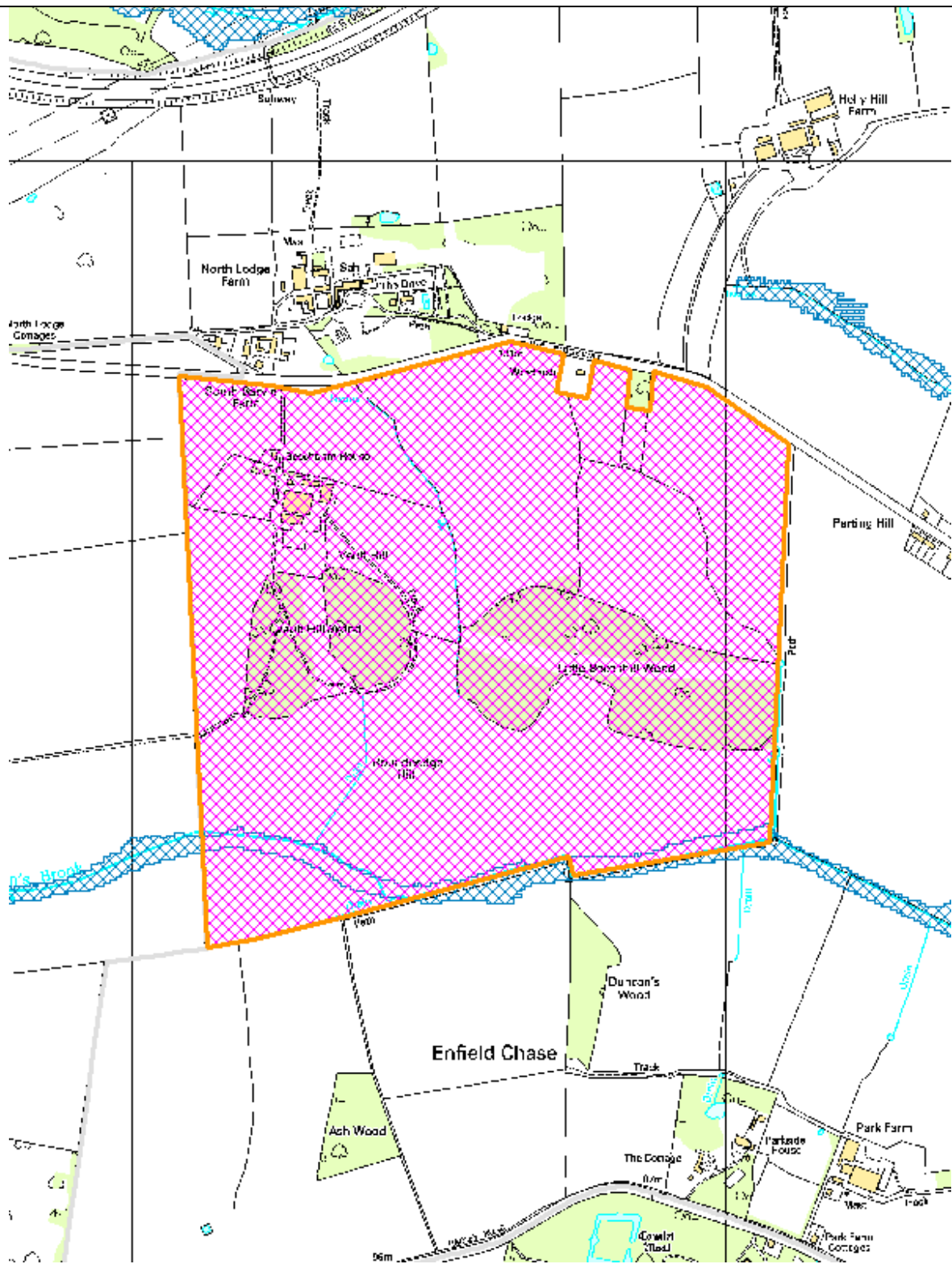
RECOMMENDATION: That prior approval is **Not** required

Note for Members:

A proposal of this nature would normally be considered under delegated authority because assessment is conducted against the Permitted Development Act 2015 (as amended), save for an assessment on the siting of the building.

A council department is acting as the agent for this application, meaning that in the interests of transparency, the application has been referred to Committee for decision.

Ref: 17/03298/PAAG LOCATION: Beech Barn Farm , The Ridgeway, Enfield, EN2 8AF



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Scale 1:1000

North



1. Site and Surroundings

- 1.1 The subject site is located on the southern side of the Ridgeway and is occupied by a large agricultural holding.
- 1.2 The site is located within the Green Belt.
- 1.3 The replacement building will be a portal steel framed storage barn for the storage of machinery and plant

2. Proposal

- 2.1 By virtue of Condition A.2 (2) (a) (i) of Schedule 2, Part 6, Class A of the Permitted Development Act 2015 (as amended), the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required for the siting, design and external appearance of the proposed new agricultural building.
- 2.2 The proposal is for the replacement of a previously demolished agricultural shed which has been removed within the last 2 years. The replacement shed would have a depth of 30m and a breadth of 12m, with 6.8m wall height to match the dimensions of the original structure that existed on the site.
- 2.3 Before establishing whether the siting, design and external appearance of the buildings require prior approval, a determination as to whether the building falls within the criteria of the General Permitted Development Order is required.

3. Relevant Planning Decisions

- 3.1 The following planning history is considered to be relevant:

Reference	Proposal	Decision	Date
16/04258/PRM	Change of use of agricultural building to storage (B8)	Prior Approval not required	10/11/216

4. Relevant Policies

- 4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A is relevant to determine the application.

5. Analysis

5.1 General Permitted Development Order

- 5.2 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6 'Agricultural and forestry', Class A dictates if an application would be considered as Permitted Development

- 5.3 Per Part A the following development is considered as permitted development;

The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of-

- a) works for the erection, extension or alternation of a building; or
- b) any excavation or engineering operations,

which area reasonably necessary for the purposes of agriculture within that unit

- 5.4 as such, development must be able to demonstrate it is reasonably necessary for the agricultural purposes within the site. It is considered that, given the structure would replace a previously existing building which was removed due to structural conditions, there is a reasonable expectation of demand for such a form of building. such form of shed preforms a necessary function in agricultural operations for the storage of machinery, plant and produce. On this basis, the proposed works would be seen as meeting this requirement.

- 5.5 Part A further identifies conditions against which an application must comply to be considered Permitted Development. an assessment against these conditions is detailed below:

- a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
No- per the application information supplied, the property is comfortably in excess of 1ha.
- b) It would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X

of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

No- there is no development history of a change in use under class Q (Dwelling house) or Class S (School or Nursery).

- c) It would consist of, or include, the erection, extension or alteration of a dwelling;
No- there is no element of the application that involves a dwelling
- d) It would involve the provision of a building, structure or works not designed for agricultural purposes;
No - per the supplied information, the structure would be used for the storage of agricultural machinery and plant
- e) The ground area which would be covered by (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or (ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
No- the floor area of the structure would be 363m²
- f) The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
No- there are no aerodromes within 3 metres of the site
- g) The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
No- the maximum height of the structure is 6.85m
- h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
No- the structure would be located 165m away from The Ridgeway
- i) It would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

No- the development would not occur within 400m of a protected building, nor would the above uses occur within the structure

- j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
No- the operations are not connected with fish farming
- k) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii) is or would be within 400 metres of the curtilage of a protected building.
No- site will not be used for the storage of waste, nor within 400 metres of a protected building.

5.6 Having regard to the above, the proposed development would constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A.

5.7 It has been established that the works would be permitted development, an assessment of the siting, design and external appearance of the proposed barn is now required.

6. Siting, design and external appearance

6.1 The proposal is to erect a replacement shed on the site at Beech Barn Farm. Per information and plans supplied, the shed would replace an existing dilapidated structure that was removed from the site within the last 2 years. The shed would have a length of 30m and a depth of 12m with 6.8m wall height, located to match the footprint of the previous building.

6.2 Per council's aerial imaging records, the site is currently vacant however, aerial mapping from 2015 shows the presence of a shed in the location of, and the dimensions detailed by the supplied plans. In this regard, the description of the application as a replacement structure is seen as being appropriate.

6.3 The subject site is located within the Green Belt and as such, the impact of any development within the setting of this area must be given due consideration. The proposed structure will be located 160m from The Ridgeway and will be within a complex of 4 larger farm buildings. The shed would be located within an area of existing hardstanding and as such would not result in any further erosion of Green Belt areas. The shed is

also screened from The Ridgeway by a band of trees directly in front of the proposed structure and another band of vegetation along The Ridgeway.

- 6.4 Farm buildings such as herein proposed are an expected form of development within the wider area by nature of the use of land and the established industry of this area. Within the immediate locale, the development is relatively modest in comparison to the larger surrounding farm buildings and would not be considered dominant or likely to detract from the visual amenity of the area. Given this context and the previous shed that was located on the site and the setback from the road, it is considered that the structure would not be inappropriate within the setting of the site. Overall, no objection is raised with regards to the siting or appearance of the proposed replacement shed.

Recommendation

The proposed replacement shed would constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A (as amended). Having due regard to the submitted details, prior approval is not required for the siting, design and external appearance of the proposed agricultural shed

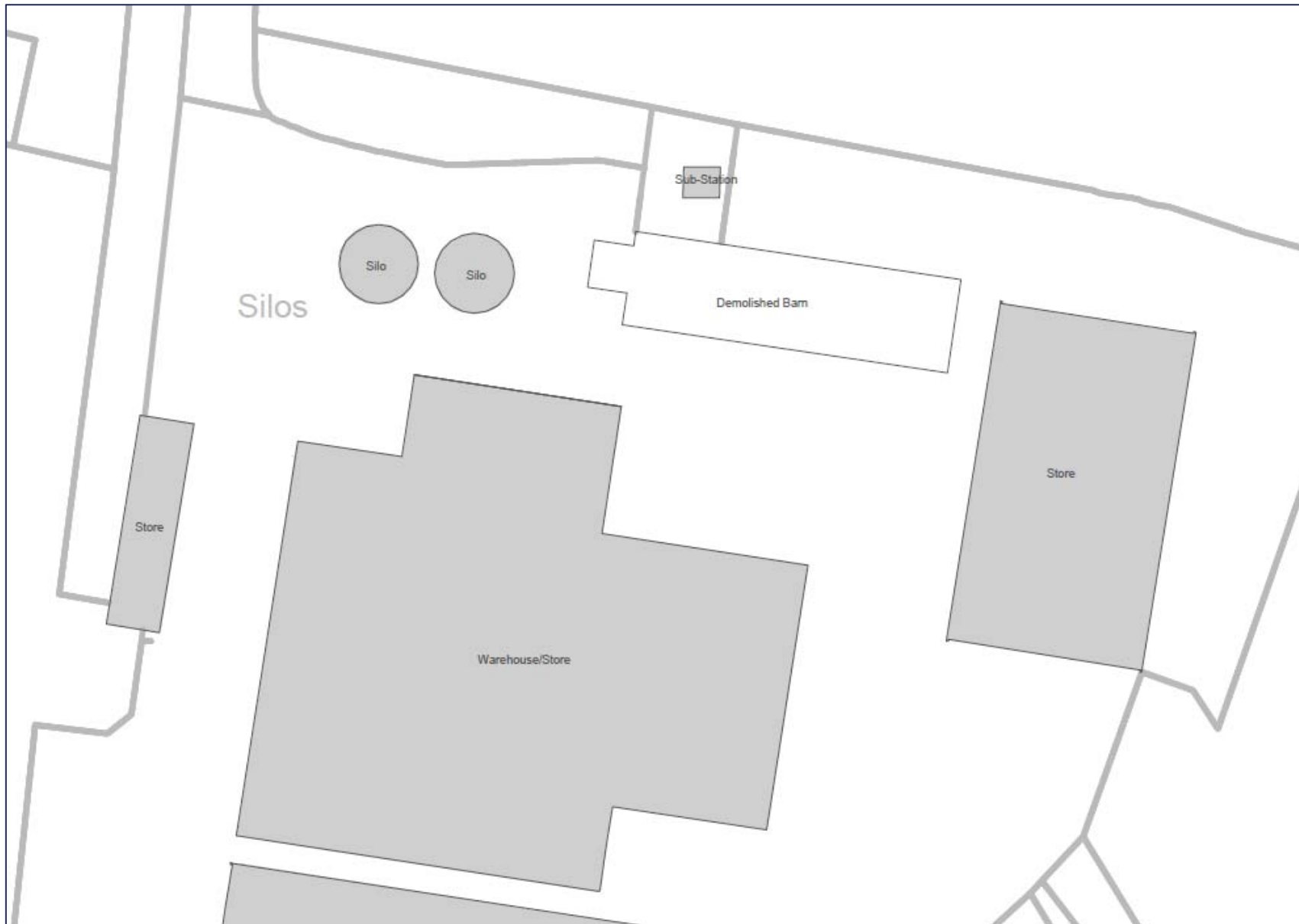


Aerial imaging- 2015





Current site aerial imaging





Abbreviation & Symbol Key

Buildings	FH Fire Hydrant	FFP Flagged Footpath
AH Access Hatch	G Gully	GM Gas Meter
AL Arch Level	GV Gas Valve	IC Inspection Cover
BE Beam	IL Invert Level	LM Man Hole
BH Beam Height	LP Lamp Post	NB Notice Board
BHL Beam Head Level	MB Man Hole	P Post
BSL Beam Soffit Level	PE Post Box	RE Redding Eye
C-H Cill to Head	RS Road Sign	RWP Rain Water Pipe
CH Ceiling Height	SC Stop Cock	SP Sign Post
CL Ceiling Level	SV Stop Valve	SS Street Name Sign
C-S Cill to Spring	STR Stand Pipe	TFF Tarmac Footpath
DH Door Height	TP Traffic Light	TL Traffic Light
F-C Floor to Cill	TP Telegraph Pole	UTL Unmade To Linc
FCH False Ceiling Height	VP Vent Pipe	VM Waste Meter
FCL False Ceiling Level	WP Waste Pipe	
FL Floor Level		
GIA Gross Internal Area		
HT Height		
HR Hose Reel		
NIA Net Internal Area		
RL Roof Level		
Rad Radiator		
RSC Rolled Steel Column		
RSJ Rolled Steel Joist		
SL Slight		
SPH Springer Height		
SPL Springer Level		
SVF Soil and Vent Pipe		
THL Threshold Level		
WCL Window Cill Level		
WHL Window Head Level		
WT Wall Top		
Topographic		
B Barbed		
BT British Telecom Cover		
BM Bench Mark		
DK Drop Kerb		
EL Electricity Cover		
EP Electricity Pole		

Fence and Walls

Ret Retaining Wall
B/W Barbed Wire
C/B Close Boarded
CI Corrugated Iron
CL Chain Link
CIP Chestnut Paling
HR Hand Rail
IR Iron Railing
Lat Lattice
PC Post & Chain
PR Post & Rail
PW Post & Wire

Notes
Detail shown on plan is from Ordnance Survey data and boundary information supplied to Gleeds by Enfield Council.

Buildings

Rev	Description	By	Date

Surv	Drawn	Date	Chkd	Date	Appr'd	Date
CC	CC	18/04/17	SMc	18/04/17	SMc	18/04/17

Client.
Enfield Council
Civic Centre
Silver Street
Enfield
EN1 3XA

Title.
Ordnance Survey Site Plan
Beechbarn Farm
The Ridgeway
Enfield
EN2 8AF

gleeds
Building Surveying Ltd
Land, Engineering, Hydrographic and Building Surveying
95 New Cavendish Street
London
W1W 6XF
Tel: 020 7631 7000
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