

**EASTERN AREA PLANNING COMMITTEE
ON 12 APRIL 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/00351/FULD **Page No.** 13-34

Site: Barn South of Butlers Farm, Back Lane, Beenham

Planning Officer Presenting: Cheryl Willett

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Peter Alder
Michael Collins
Cordelia Middleton

Applicant/Agent speaking: Mrs Palmer/ Susannah Palmer

Ward Member(s): Councillor Keith Chopping

Update Information:

1. CONSULTATION FROM THE ECOLOGIST

1.2 The Ecologist considers that the Ecology Walker Survey accompanying the application provides a sound assessment of the site. The barn is not considered to offer potential for supporting roosting bats and the habitats within the site are not of particular botanical value. No concerns are raised in respect to ecological matters. A planning condition is therefore recommended to ensure that the development shall accord with the mitigation, compensation and enhancement measures as detailed in the ecology survey.

2. INFORMATION FROM THE APPLICANT

2.1 The applicant has presented the Council with a solicitor's letter declaring that the barn is redundant and is no longer required. The barn has not been required for 'quite some time for any agricultural activities or otherwise'. Furthermore, it is declared that the applicant will not be applying for any

replacement barn on the land south of Butlers Farm at any time in the future. This declaration is attached with the update sheet.

As part of the assessment of the application the application documentation, namely the Building Survey, the planning application form and the CIL forms, were examined for details of the use. All documents outline that the building is in current use, and currently being used for agricultural storage. On the site visit the case officer noted that the building was being used for storage of equipment. Upon enquiring about the use with the applicant the applicant informed the case officer that the building was surplus to requirements and no hay was stored there for at least a year. Furthermore, the equipment stored in the barn would be relocated to an existing barn at Butlers Farm. No information is given to state what available existing space there is on the adjacent farm either to ensure this. The applicant further advised, via e-mail, that the barn was rebuilt in 2009 for the sheep farming business. However, the wolves kept at the Wolf Conservation Trust which used to walk weekly in nearby Ufton Court woods needed to change their walks to the applicant's own land adjacent to their enclosures which has precluded the applicant from keeping sheep. The applicant does outline that some agricultural equipment is being kept in the barn. When examining the agricultural notification application made under 08/00280/AGRIC the applicant stated that the barn was to be used for the storage of hay cut at the 23 acres next to the barn and for farm machinery. The barn is still used for the storage of farm machinery. No information has been submitted by the applicant to indicate whether or not any consideration has been given to letting the building to another agricultural enterprise.

Therefore, it is still not considered that the barn is genuinely redundant and the third reason for refusal stays unchanged.

3. CONCLUSION

3.1 Following the updated information the recommendation of refusal remains unchanged.