

SECTION '2' – Applications meriting special consideration

Application No : 13/01368/FULL1

Ward:
Darwin

Address : Highams Hill Farm Sheepbarn Lane
Warlingham CR6 9PQ

OS Grid Ref: E: 540000 N: 161282

Applicant : P Johnson And Son Ltd

Objections : NO

Description of Development:

Erection of replacement for building destroyed in fire

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Gas HP Zones Gas HP Zones:
Green Belt
London City Airport Safeguarding
Tree Preservation Order

Proposal

One of three former poultry sheds in business use within Use Classes B1, B2 and B8 was destroyed by fire on 14 March 2013. A replacement building is proposed which will be identical in terms of its dimensions, materials and the amount of useable floorspace. The sole difference will be the omission of 19 air inlets which featured on the fire destroyed building.

At the time of writing the erection of the replacement building has commenced.

Location

- Site is occupied by 2 former poultry sheds either side of the shed destroyed by fire - the sheds measure 87.85m long, 21.34m wide and 5.4m high to the ridge of the roof
- site is designated Green Belt and is located towards the western edge of the borough between Biggin Hill and New Addington
- surrounding Green Belt land is predominantly rural in character and includes a number of Sites of Interest for Nature Conservation
- there is a travelling showpeople's site to the west.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Any representations received following completion of this report will be reported verbally at the meeting.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
G1 The Green Belt.

Paragraph 89 of the of the National Planning Policy Framework (NPPF) states that the construction of new buildings in the Green Belt is inappropriate unless, amongst other exceptions, it is proposed to replace a building with a new building in the same use which is not material larger than the one it replaces. If these conditions are met a replacement building is appropriate development in the Green Belt.

Policy G1 of the UDP states that the replacement of dwellings is appropriate development in the Green Belt but does not refer to the replacement of other building types. This part of Policy G1 is therefore out of date and is superseded by the provisions of the NPPF.

Planning History

Retrospective planning permission was granted in March 2011 for Change of use of three former poultry houses from agriculture to uses within Classes B1, B2 and B8 of the Town And Country Planning Use Classes (ref. 06/03582).

Conclusions

The building is more or less identical to the fire destroyed building it replaces and is therefore identified within the NPPF as appropriate development in the Green Belt. The building will result in no greater impact on any amenities than the building it replaces. The proposal is considered acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACC07 Materials as set out in application
ACC07R Reason C07
- 2 ACK01 Compliance with submitted plan
ACC01R Reason C01
- 3 ACK26 Removal of Industrial PD rights (noise p

Reason: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interests of the amenities of the surrounding area including the visual amenities of the Green Belt.

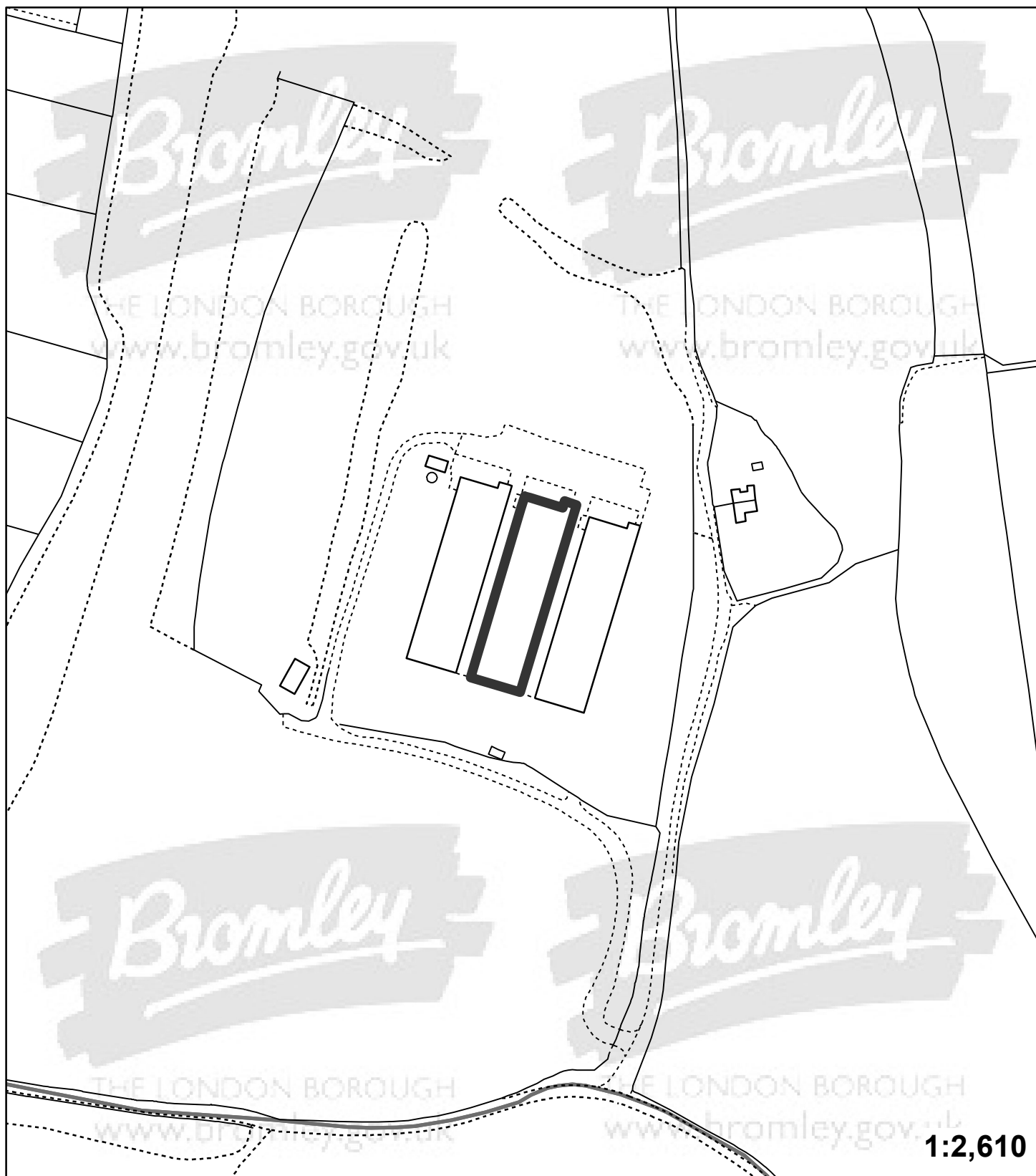
4 The premises shall only be used for Class B1, B2 or B8 Use within the Town and Country Planning (Use Classes) order 1987 or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order that any future uses can be considered in the interests of the amenities of the surrounding area including the visual amenities of the Green Belt.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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