Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Hampshire County Council

The development will comprise of a below ground concrete panel slurry store extension to an existing slurry store, a polytunnel roof over the existing and extended slurry store and a polytunnel roof over an existing concrete cattle feed yard. at Ravenscot Farm, Aldermaston Road, Pamber Green, Tadley RG26 3AF (No. BDB/76688)

(Received: 5 July 2012)

General

See supporting statement submitted with the application.

Development Plan

Basingstoke and Deane Borough Local Plan Review 2006 (Adopted Local Plan 1996 – 2011) shows the site as an existing farm within the countryside outside any settlement boundary. The most relevant policy is E1 – Development Control.

Consultations

Councillor Chapman has been informed but not chosen to comment.
Basingstoke and Deane Borough Council has no objection.
Highway Authority has no objection subject to Highway safety condition.
Pamber Parish Council has no objection.

Commentary

There are no significant adverse environmental or amenity impacts associated with the proposal. Therefore planning permission subject to conditions is recommended.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan Basingstoke and Deane Borough Local Plan Review 2006 (Adopted Local Plan 1996 to 2011) (summary attached) and would not materially harm the character of the area or the amenity of local residents, and would be acceptable in terms of highway safety and convenience in accordance with Policy E1 (Development Control) .

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

   Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

   Reason: To protect the amenities of occupiers of nearby properties.

Highways

3. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the building works being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the building works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

   Reason: In the interests of highway safety.

Case Officer ……..
Katherine Snell

Date…09/08/2012……

Authorised on behalf of the Director of the Economy, Transport & Environment

……L McCulloch……

Date……09/08/2012…….

Annexe to Reason for Conditions
(as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Basingstoke and Deane Borough Local Plan Review 2006 (Adopted 1996 – 2011)

Policy E1 – Development Control

Proposals for new development will be permitted provided that they are a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

(i) respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should reflect their host building
(ii) provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have potentially adverse impact on protected trees; and
(iii) not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
(iv) provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
(v) incorporate features to minimise the energy consumed in the construction and future use of the building, and conserve water and minimise water use; and
(vi) create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
(vii) minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.