

Agricultural/Forestry Building, Fish Cages, Excavations, Waste Deposits and Private Ways

NOTES FOR GUIDANCE ON COMPLETING APPLICATIONS FOR DETERMINATION OF WHETHER PRIOR APPROVAL IS REQUIRED

These notes are intended to help you complete an application for determination of prior approval for either:

- (a) new buildings for agricultural or forestry purposes;
- (b) significant extensions or alterations to existing agricultural or forestry buildings; ("significant" is when the building's volume is exceeded by more than 10% or its height is increased);
- (c) the formation of private ways associated with agricultural units or forestry operations;
- (d) the placing or assembly of a tank (cage) for fish farming purposes;
- (e) certain excavations or the deposit of waste material.

The requirement to notify was introduced in January 1992. It is no longer permissible to undertake any of the above operations without first notifying the District Planning Authority.

TO IGNORE THIS PROCEDURE WILL LEAVE YOU OPEN TO ENFORCEMENT ACTION.

1. THE PROCEDURE:

The procedure is as follows:-

- I. You must before beginning a development, apply to this Authority for a determination as to whether the Authority's approval is required for the development;
- II. Your application must be in writing. It must describe the development, the materials to be used, and it must be accompanied by a plan indicating the site. The correct fee must also be submitted if the application is for proposals in (a), (b), or (c) above (see paragraph 11A of the Fees form);
- III. You must not commence work on the development until either:
 - a. you have received written notice from the Authority that prior approval is not required; or
 - b. at least 28 days have elapsed since receiving your application and the Authority has not notified you that prior approval is or is not required; or
 - c. you have been given prior approval from the Authority.

- IV. If you receive notice that prior approval is required, the Authority has 8 weeks from the receipt of the submitted details in which to issue a decision.

2. THE APPLICATION

A form is available on the Council's website on which all applications for determination of prior approval should be made. If you complete this form as fully as possible, it should provide sufficient written information to enable the Authority to deal with your application quickly.

USING THE FORM SHOULD THEREFORE SAVE YOU TIME

The following notes are provided to assist you in completing the form:-

Question 1:-

Please print clearly your name, address for correspondence and telephone number.

Question 2:-

- (i) This description should enable the Authority to locate the development quickly. Use of OS field numbers, grid references, or actual names, close to the development would all be helpful in locating the site. Here are a few examples of how to describe the location:-

"south-west corner of OS field no. 4567"

"within South Downs Farm at OS grid reference 827174"

"field immediately north of Beeches Wood"

"within existing buildings complex at Manhood Farm"

Your application must be accompanied by a site plan showing the location of the building. This should be an Ordnance Survey based plan at a scale of 1:2500.

- (vii) All agricultural/forestry buildings and works must be "reasonably necessary" for the agricultural unit or forestry operation before they can be erected under the General Development Order.

The answer to this questions will therefore enable the Authority to appreciate how the building will be used in connection with the existing agricultural business or forestry operation.

Question 3:-

This description should enable the Authority to assess the type and size of building to be erected, or the width and length of any proposed private way. Here are some examples of descriptions:-

"Prefabricated building for machinery storage/maintenance".

"Pole barn for hay storage".

Describe the materials the building is to be constructed in or clad in, including the finished colours for cladding (including BS Colour Numbers), the staining for timber and the type of bricks/blocks to be used.

If you are proposing to erect a building produced by a company which has leaflet or brochure information on them, it would be helpful to submit that leaflet, together with details of size/colour etc. Otherwise a sketch showing the proposed building would be helpful.

Question 4:-

This section will enable the Authority to assess the width and length of any proposed private right of way.

"Private way linking existing group of outbuildings within main farm access. Total length: 200 metres."

Please describe the finished surface.

Question 5:-

This procedure applies to proposed excavations or deposits of waste materials, which exceed 0.5 hectares in area, either individually or as an aggregate with other areas. Please state the area of land involved in the excavation or deposit of waste, and identify it on a plan, together with any other areas of infilled excavations/unremoved deposits of waste.

Question 6:-

For fish cages/tanks please provide details of materials and appearance, as well as dimensions. If you are using tanks/cages from a company please submit the brochure.

3. GUIDANCE ON SITING, DESIGN AND MATERIALS:

Chichester District Council recognises that modern agricultural/forestry techniques and machinery often require multi-purpose buildings so that they can be adapted to meet changing circumstances and requirements. It is also recognised that buildings may need to be sited in a particular location to meet a specific need on the unit. This authority will always try to respond to such needs in a positive and helpful way.

However, the Council hopes that farmers and foresters will equally appreciate the high quality and sensitive nature of the countryside in this District. Much of the District is an Area of Outstanding Natural Beauty and all of it is attractive. It is therefore important that farmers and foresters consider carefully the details of size, siting, design and materials in the context of the countryside as well as in relation to their own needs.

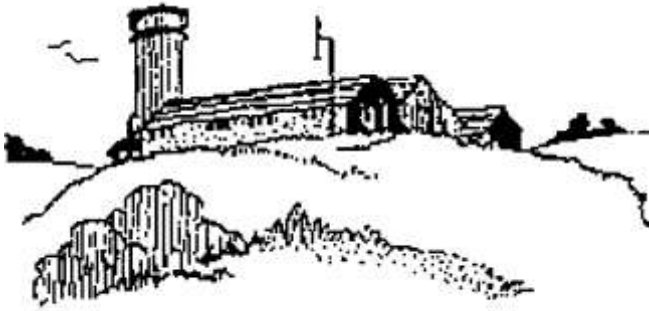
The following advice is intended to assist you in siting and designing a building so that it has least impact on the appearance of the countryside.

LOCATION

It is generally preferable to site new buildings within existing groups of buildings and at different angles so as to reduce their impact to a minimum.

Where this is not practicable, or where the existing group are themselves of a traditional quality which would be harmed by siting large new buildings nearby, then they should be sited on low-lying ground near to tree screens where these exist.

Siting buildings on or close to ridge-tops so that their silhouettes break the sky-line should be avoided if at all possible.



Avoid placing buildings where they will be silhouetted against the sky as this only emphasises their size and alien form



Place new and especially tall buildings and silos in low-lying positions and against a backdrop of existing trees whenever possible

Where or not a building is prominent depends on where the public can see it from. Siting new buildings so that they are not prominent from roads, footpaths and bridleways reduced their impact. It may prove difficult to hide a new building completely from public view, but locating it so that it is in a position where it will be seen by few people is preferable to a prominent siting which will be seen by many.

DESIGN AND MATERIALS

Buildings of a traditional, small-scale design, and using traditional materials will always be preferable to large prefabricated structure. Indeed there may be some cases where the landscape is so sensitive that only traditional building will be acceptable. Where it is impractical to use anything other than a modern building, careful attention to its shape and colour can reduce its impact.

Roof shapes can be particularly helpful in this respect, and irregular pitched roofs with the longer slopes following natural ground cover, where conditions permit, can help to reduce the visual impact which regular geometric shapes would only serve to emphasise.

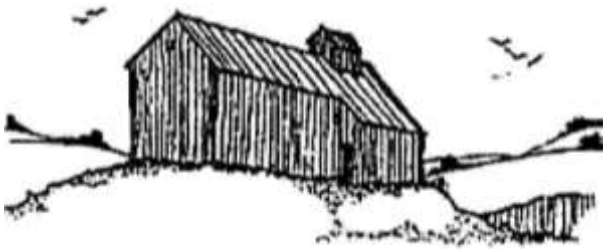


Roof lines following and emphasising natural ground slopes help to reduce the visual impact of large buildings

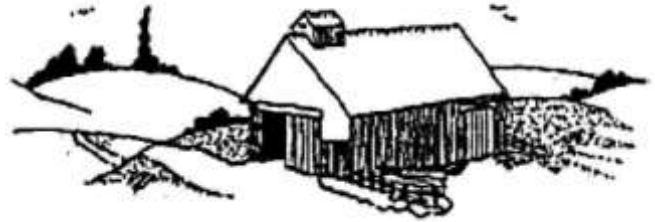


Varying roof shapes and informal irregular grouping can add visual interest and reduce regimentation and geometric shapes which are alien to undulating countryside scenery

Corrugated cement sheeting is the most commonly used of the modern claddings to farm buildings and its initial whiteness can unduly emphasise the size and rigid formal shape of a building especially if it is prominently located. Special paints in a wide range of colours are available with which the material can either be impregnated completely during manufacture or which can be applied externally during erection, so that the benefits of the naturally light-reflective material can still be achieved within the building. Either method will effectively assist in helping buildings to blend more satisfactorily into the landscape, provided a colour which is sympathetic to and compatible with the surroundings is selected. Contrary to popular believe green is not an appropriate camouflage colour and tends to be less acceptable than even untreated cement sheeting.



Dark colours emphasise shape and size where buildings can be seen against the sky. A building all the same colour also loses definition of interesting features and changes of angle



Where a building is silhouetted against the sky, a light coloured roof in association with dark coloured walls can reduce its visual impact and also its apparent size by splitting it into two elements

Trees and fields when seen at a distance and especially in silhouette produce a generally darkish khaki or bluish grey appearance and a dark slate grey colour such as B.S. colour 18B 25 or 27 or a Khaki B.S. 1 OB/27 colour have been found to be the most effective colours to use where buildings will be viewed against trees or rising ground in the Chichester District generally. In cases where a building, or part of it, has to be located so that it silhouettes against the sky or the natural whiteness of the Downs. However, a dark colour may have the opposite effect, emphasising its size and shape. In such situations the cement sheeting colour or a lighter grey such as B.S. 18 B21 may be preferable.

On regularly ploughed chalky downland sites, cement sheeting can blend quite effectively with the natural colour of the land and may not need a specific treatment to the walls. The colouring of the roof of such a building would depend on whether it will also be seen against rising ground or sky. However, where it is near tree cover a darker roof could help break down the apparent mass and assist in its successful integration.



When seen against a background of trees, grey walls and darker grey roofs can help the building merge more effectively into the landscape.



On chalky soils, cement sheeting may blend satisfactorily but a darker roof is recommended if the building is seen against the trees.

Other materials such as tanalised spaced boarding, which are even more acceptable, are also available. This Authority will be pleased to offer specific advice on the alternatives available and their particular suitability from a landscape and design viewpoint.

LANDSCAPING

If large modern farm buildings must be located in exposed positions, landscaping is advisable and may be a requirement of planning permission. Where tree planting is carried out it should comprise information groups of native species rather than sparse straight lines. The fact that parts of the buildings will be seen is less important than the primary concern which is to break up its overall mass.



BEFORE PLANTING

Sharp angular form emphasised by silhouetting



AFTER PLANTING

Just a few strategically placed trees can soften outline and secure better integration into the landscape

PRIVATE WAYS

The visual impact of private ways and tracks can be minimised by attention to routing and surface finishes.

- ◆ Avoid cutting across hillsides at angles and if at all possible follow hedgelines, ditches and established contours.
- ◆ Avoid finishes which will produce a harsh contrast with the surrounding ground. Allowing sufficient soft material to be blended into the finished surface will permit vegetation to establish itself and thereby reduce the contract between the track and the surrounding land.

4. SUBMITTING YOUR APPLICATION

Your completed application should be sent by post or handed in at the planning reception at:

Development Management Service
Chichester District Council
East Pallant House, 1 East Pallant
Chichester, West Sussex PO19 1TY
Email: dcplanning@chichester.gov.uk
Telephone: Chichester (01243) 785166
Fax: (01243) 534563

The opening hours are:
Monday-Thursday 8.45am – 5.10pm
Friday 8.45am – 5.00pm