

Item 4 (1)

Northney Farm, St Peters Road, Hayling Island
Updated 15th July 2020

Updates

Site View Working Party held on 8th July 2020

Information requested:

A. More recent photographs showing the site in summer foliage:

Given the current restrictions in relation to the carrying out of site visits due to Covid 19, photographs have been requested from the adjoining resident who has indicated that these will be provided.

Updated photographs will be included in the Development Management Committee presentation if received.

B. The results of an investigation into the suitability of using Ash trees to screen the proposal:

This matter has been raised with the applicant and the Councils Arboricultural Officer. The applicant advises that:

Ash were chosen as there is an existing line along the back of the adjacent barn (which haven't been affected by Ash die-back at the moment) and they are also fast growing, we could use Alders instead.

The Councils Arboricultural Officer who has advised that:

I would still suggest that Ash is not planted as there is significant concern regarding the sustainability of this species, Oak would be a good choice in terms of its species, however if the trees are being planted to aid screening then Alder would be faster growing and acceptable in this instance.

It is therefore recommended that if planning permission is agreed condition 2 is amended as set out in 9. below.

C. The result of an investigation into the most suitable size for proposed planting

The Councils Arboricultural Officer has advised that:

Smaller sized plants / trees do often establish better than large plants, however we need to strike a balance between size and visual impact. I would suggest that a minimum height of 1m be conditioned for the hedging and that nursery standards or extra heavy standards are supplied and planted for the individual trees.

It is therefore recommended that if planning permission is agreed condition 2 is amended as set out in 9. below.

D. Clarification on the limits on the capacity of the silage clamp and the height of the silage within the metal frame:

The applicant has advised that:

The maize within the clamp won't go above the 3m concrete sides of the clamp and, as you know it is covered with green polythene and tyres. The previous pit was 8.5m wide by 35m long and 2m high but often, because we were short of space, it would be mounded in the middle making it probably 2.4m at the centre. We did not have a guard rail around it, which we have to have now to comply with Health and Safety regulations. The capacity of the new clamp is slightly larger than the old clamp but often with the old one we had to extend beyond the front.

Based on these figures the current clamp would have a capacity of 810 cubic metres and the previous clamp 595 cubic metres plus the mounding and extension of storage beyond the front (increasing the original capacity further).

Updates to the Officers Report:

7. Planning Considerations

Paragraph 7.6 has been amended to read:

- 7.6 The silage clamp is seen more readily from the east as its site adjoins an open field which then leads to a distant line of trees and hedges with the coastal unfarmed environs to Chichester Harbour beyond. The foreshore is approximately 480m from the clamp. The site is also approximately 66m from the edge of the Chichester Harbour Area of Outstanding Natural Beauty. The silage clamp would be in line with the building to the south when viewed from the east, and seen against a backdrop of taller farm buildings, however it is considered that given the sensitive open character of the landscape leading to the AONB and Chichester Harbour it would be appropriate to secure additional native landscaping to the east and part north of the structure. This has been agreed by the applicant and a plan showing proposed mixed native hedging of hawthorn, blackthorn, holly and beech together with four ash trees has been provided. Given concerns in relation to Ash die-back four Alder trees are now recommended instead of the four Ash trees. A planning condition is therefore recommended to secure this planting in the next planting season. With this additional planting it is considered that the impact of the structure on the wider landscape and the Area of Outstanding Natural Beauty would be limited and acceptable.

Paragraph 7.12 has been amended to read

- 7.12 It is accepted that from certain parts of the garden the structure would be more imposing. The incorporation of the red painted metal frame would increase the visual impact of the silage clamp. It is considered appropriate for the metal work to be painted a more recessive colour and a green paint finish has been agreed with the applicant. It should be noted that the structure would also be viewed with a backdrop of the existing taller modern agricultural building to the south of the clamp. The concrete walls of the structure could be softened by the introduction of wood cladding to the northern elevation of the structure facing North Farm House. It is considered that the introduction of the cladding would result in a more natural appearance similar to a tall fence or more traditional agricultural building. This has been recommended to the applicant however the need for the cladding has been questioned and resisted. The applicant has provided the following comments:

We feel that making the cladding a condition of planning permission is completely unacceptable.

Photographs provided of the relationship of the cladding to the existing hedge and concerns have been raised by the applicant in relation to the impact on the existing screening in providing the cladding.:

As stated in my previous email, to clad the north wall is not acceptable and won't provide any benefit in terms of screening once the hedge grows. A hedge is a natural screen which provides additional benefits to wildlife and carbon dioxide absorption.

On balance the cladding which is also supported by the Council's Conservation Officer is considered to improve the look of the structure from North Farm House and would improve the utilitarian appearance of the structure whilst maintaining its suitability as a silage clamp supporting the agricultural operations of the farm. Committee members are invited to give further consideration to this matter at the Development Management Committee Meeting. At this stage however, a condition is recommended both in relation to the painting of the metal frame and timber cladding to the northern side of the structure.

Paragraph 7.33 has been amended to read:

7.33 The site is located within an existing farm complex located approximately 276m from the closest part of the protected Chichester Harbour Environments (SSSI, SPA, RAMSAR). An HRA screening has taken place for the development this concludes that the proposal would not lead to a likely significant effect on European site integrity. It is not considered that this replacement silage clamp would be likely to impact the protected sites.

9. Recommendation:

The Conditions have been amended as follows:

- 2 The landscaping works shown in principle on the 'Proposed hedging and tree planting at Northney Farm' plan hereby approved shall be carried out in the first planting season following the grant of planning permission. The hedge planting shall take the form of a double staggered line of mixed native hawthorn (40%), blackthorn (30%), holly (20%) and beech (10%) with planting at a density of 5 plants per metre and with a minimum plant height of 1 metre. In addition, four Alder trees shall be planted to the east of the silage clamp (in lieu of the Ash trees) the trees shall be planted as nursery standards or extra heavy standards and the existing hedge shown on the same plan shall be retained.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.