

PL/19/3556/AGN | Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: 1 x Dutch barn and 3 x Field shelters. | Little Karoo Farm Hill Farm Road Taplow Buckinghamshire

Although this application does not require public consultation we think it nevertheless important to ask that the following points be considered

The application should be rejected in its present form. It contains serious incorrect statements of fact.

The application form document states that the application is for a new building and that no agricultural building has been constructed on this site within the last two years. This is not correct. The buildings referred to were erected recently by the applicants without planning approval and have been the subject of representations to SBDC Enforcement.

The pre-application submission document cites on page 5 item III that “the development must not begin before...” None of the sub item conditions (aa, bb, cc) have occurred but the buildings have never the less been constructed. The trailing statement that “The above is understood and will be complied with” is therefore false.

There are several other points to be carefully assessed.

An 11m high Dutch barn is normally used for bulk storage of products such as hay /straw. The application makes it clear that the lavender is processed on the day it is harvested, so no such storage is required and the height of the barn is not justified for the purpose expressed.

The field shelters are incorrectly titled. The general description of a field shelter is as an open fronted single pitch roof for the use of animals. The application describes substantial buildings. 3.9 metres height is excessive for sheltering toilets and a lower height single slope roof would be more in keeping. No description is given of how the toilets are to be serviced (water, sewage etc.).

As described, the area of lavender to be cultivated is insufficient to make an economic return on the investments defined in the application. The processing of the lavender is of a commercial / industrial nature rather than agricultural so does not support the application basis. If lavender were to be imported to keep the machinery employed (again an industrial use of the site) it needs to be made clear that the supporting roads are inadequate for this purpose. These points raise significant doubt as to the validity of the application.

We also believe that the applicants do not own all the land identified in the application, rendering the business case even more suspect.

The above points can be summarised as that all the (already unlawfully built) buildings are far more substantial and intrusive than justified by the declared scale of activities, the economics of the proposal are clearly unsupportable and the application itself contains falsehoods that the applicant must be fully aware of. The application does not meet the requirements of the cited Planning Order.

It should be rejected and the buildings referred back to SBDC Enforcement.