

PL/20/3601/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 storage building and 3 x field shelters. | Little Karoo Farm Hill Farm Road Taplow Buckinghamshire

Taplow Parish Council comments on this application.

The detailed erections are of conventional style but we think them over large for the size of the field they are to support. The livestock referred to already have their own shelters and the equipment listed for storage includes items such as ploughs which are not relevant to the declared usage of the field.

We are also concerned that retail activities appear to be proposed on the site which is presently a purely agricultural Green Belt site.

There have been a number of planning irregularities on this site over the last few years and so for the avoidance of future problems, can the council please clarify the following:

- The application states that the field is 5.2 hectares. An earlier application (PL/19/3556/AGN) declared the land they owned as being 11.5 acres, i.e. less than 5 hectares which would mean that General Permitted Development would not apply and full planning permission would be needed. Taplow Parish Council does not have the expertise or resources to assess the true size of the field but it is incumbent upon yourselves to establish this before the application can proceed.
- The submitted site plans clearly show that where the applicants opened a gate at the south east corner of their field, this gate does not connect to the road but onto land owned by Buckinghamshire Council. We are not aware of any application to Bucks to request approval to cross this land or to Transport for Buckingham for approval of an access to the road. When the field was purchased it included a temporary right of access from the adjacent field which would indicate that there was no other right of access. Again we think this must be clarified before the current application can proceed.

Roger Worthington

Chairman Planning Committee