

From: [Selwyn Burton](#)
To: [Planning \(SMDC\)](#)
Subject: DET/2025/0021
Date: 12 June 2025 17:13:58
Attachments: [Outlook-eczaxin5](#)

Dear Planning,

At a meeting of Alton Parish Council on Wednesday 11th June planning DET/2025/0021 was discussed and the council have the below observations:

DET/2025/0021, Agricultural building at Bradley Hall Farm – Permitted Development Determination

1. The building at Bradley Hall Farm has only 2 infilled sides, not 3 as stated in the Planning Statement submitted – the Existing Plans and Elevations drawing clearly shows this; the SW

elevation (incorrectly shown on the drawing as the NE elevation) is open sided and is only 'closed off' by the infill blockwork of the adjoining barn (which it is stated will be demolished).

2. The *Hibbitt vs Secretary of State* (2016) referred to in para 2.6 in the Planning Statement,

states that the 'Hibbitt' barn was open on 4 sides, whereas when the Court Transcript of the

case is referenced, it records that the 'Hibbitt' barn was open to 3 sides.

3. The Court Transcript states 'it is not the intention of the permitted development right to include the construction of new structural elements for the building'. There is a clear similarity between the agricultural building at Bradley Hall Farm and the 'Hibbitt' barn (ie steel framed, semi-open sided); a significant element of rebuilding (of exterior walls) rather

than conversion would be required to the applicant's building, thus the applicant's claim to Class Q permitted development should be refused.

4. The proposals indicate that zinc cladding will replace the roof and wooden cladding, (para

3.10, 'timber cladding replaced with zinc cladding... the resultant building will retain its agrarian form...'). Zinc cladding fails to reflect the character of the area, ignoring the SMDC local plan guidelines, ie:

a. policy DC3 para 1: 'resisting development which would lead to prominent intrusion into the countryside, or have a significant adverse impact on the character or the setting of a settlement...', and

b. policy SS10 para 3: 'by giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape'.

The structural survey report under the section 'Discussion and Conclusions', para 6 refers to

these guidelines, but there is no mention of this in para 2.7 of the Planning Statement. It is

also to be noted that SMDC rejected application SMD/2021/0673, Jays Barn (located within 100m of the building under consideration) partially on the basis of it proposing to use metal cladding.

Kind regards



Selwyn Burton

Clerk to Alton Parish Council