



DELEGATED DECISION REPORT

Application Reference Number	15NP0045
Description / Site Address	Agricultural Determination in respect of proposed shed for storage of hay and straw at Hepple Whitefield Farm, Hepple, Morpeth, Northumberland, NE65 7LN
Applicant	Mr J Robson & Sons
Agent	Mr J Robson & Sons
Consultation expiry	30 June 2015
Last date for decision	7 July 2015

Details of Proposal

This application has been submitted in order to determine whether prior approval is required from the Local Planning Authority for a proposed agricultural building at Hepple Whitefield Farm, Hepple, Rothbury. This request is made to the Local Planning Authority under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

The building proposes a footprint of 23m x 9.23m, measuring 3.5m and 4.5m in height to the eaves and ridge respectively. The building would be constructed of wood with a slate-coloured steel sheeted roof, proposed to contain hay and straw. The proposed shed would be sited to the north east of existing agricultural buildings within the main farmyard, adjacent to a farm road.

Details of the proposal site have been amended during the course of the application, in order to correct discrepancies pertaining to the size of the agricultural unit.

Planning Policy

National Planning Policy Framework (2012)

Core Planning Principles
Chapter 7: Requiring Good Design

National Planning Policy Guidance (2014)

Northumberland National Park Authority Core Strategy and Development Policies

Policy 3: General Development Principles
Policy 20: Landscape Quality and Character



Relevant Planning History

None relevant

Consultations/Representations

NNPA Access and Recreation Officer: No objections. *The proposal would not impact upon the public use of the adjacent public bridleway; however the works must not impact upon access to this route, disturb the path surface or prevent or deter public use of the path without necessary legal diversion or closure.*

NNPA Landscape and Forestry Officer: No objections. *The proposed size, materials and positioning of the agricultural building are welcomed. The proposed development would not impact significantly upon the surrounding landscape character or views of the National Park. Further comments provided regarding trees and lighting.*

Assessment

The main issues to be taken into consideration in the assessment of this application are:-

- Principle of Development
- The siting, location and design of the building

Principle of Development

Agricultural buildings can be constructed under permitted development rights set out within Part 6 of the 2015 GPDO, provided that the works are reasonable necessary for the purposes of agriculture, and meet further criteria set out within legislation. Where these criteria are met, the Local Planning Authority can only assess whether prior approval is required to assess the siting, location and design of the proposed building.

The development is proposed on an agricultural unit in excess of 5ha in area, and is required for the purposes of agriculture; based on the information made available to the Local Planning Authority, it is thus considered that the requirements set out within Part 6 of the 2015 GPDO have been met, and the principle of the development is deemed to be acceptable.

The siting, location and design of the building

The proposed building would be sensibly located, falling adjacent to existing agricultural buildings within the curtilage of the farmstead. Whilst bordering a public bridleway (the nearest public receptor point) the location of the building is considered to be acceptable, being situated within the confines of the farmyard, separated from the public bridleway. It is furthermore considered that the proposed development would not impact detrimentally



upon the surrounding landscape character when viewed from more distant public receptor points on land to the south of the farm and the Simonside Hills.

The scale of the building would not be excessive within the proposed location, appearing to sit comfortably and subserviently alongside existing buildings within the farmstead. The identified choice of materials is further considered to be appropriate for that of the building proposed, matching those of the existing sheds, thereby minimising the visual impact of the building upon the surrounding landscape.

RECOMMENDATION

In light of the assessment detailed above, it is considered that **prior approval is NOT required.**

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		