



## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	15NP0062
<b>Description / Site Address</b>	Application for prior notification - Construction of muck/machinery store at Lampert, Gilsland, Brampton, Cumbria, CA8 7BB
<b>Expiry date of publicity / consultations</b>	7 September 2015
<b>Last date for decision</b>	10 September 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 Lampert Farm, Gilsland, Brampton. 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 28.94m x 15m (434m<sup>2</sup>), measuring 5.03m and 3.35m in height to the ridge and eaves respectively. The building would be constructed from concrete panels with Yorkshire boarding and a grey fibre cement roof, proposed to store both muck and machinery.

The proposed building would be located to the south of existing agricultural buildings on the site, adjoining an existing Cattle Shed atop the site of the existing uncovered muck heap (marked by a concrete pad). The farm is located approximately 0.5km from the main highway junction, accessible via a tarmacked road, and sits in an isolated position within the meanders of the River Irthing.

### **Planning Policy & Guidance**

#### **National Policies**

##### **National Planning Policy Framework (2012)**

*Core Planning Principles*

*Chapter 7: Requiring Good Design*

##### **National Planning Policy Guidance (2014)**



## Local Policies

### Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Policy 3	<i>General Development Principles</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>

## Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)  
NNPA Landscape Supplementary Planning Document (Landscape SPD)

## Relevant Planning History

None relevant to this application.

## Consultation/Representations

**NNPA Access and Recreation Officer: No objections.** *The proposal would not impact upon the public use of the adjacent public footpath, which co-exists with the main vehicular access route to the property; 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 construction appears to be in keeping with other agricultural buildings on the site, and would not have a significant detrimental impact upon the landscape character or views of this part of the National Park. Further comments provided regarding external lighting and trees.*

**NNPA Ecologist: No objections.** *The proposed development can only improve the current uncovered muck store, falling close to the river Irthing which flows into the River Eden SAC.*

**Henshaw Parish Council: No response received**

**NNPA Farming Officer: No response received**

**NNPA Historic Environment Officer: No response received**

## 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. The building would also not be of a footprint greater than 465m<sup>2</sup>. 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 which closely surround the farmyard, atop an existing walled concrete pad. Whilst directly adjacent to Henshaw Public Footpath 17 (the nearest public receptor point), the location of the building is considered acceptable, being clearly situated within the farm site, separated from this footpath.

The scale of the proposed building would not be excessive within the proposed location, appearing to sit comfortably and subserviently alongside existing agricultural buildings. 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.

It is not considered that the proposed development would impact detrimentally upon the surrounding landscape character when viewed from more distant points, being tightly set within the confines of the farm set surrounded by existing agricultural buildings, further surrounded by coniferous trees, which provide ample screening for the site.

### **Recommendation & Conditions**

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



**Background Papers**

Application file 15NP0062  
EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	R. Adams	9 <sup>th</sup> September 2015
<b>Head of Development Management or Chief Executive</b>	S. Buylla	9 <sup>th</sup> September 2015