DELEGATED DECISION REPORT

Application Reference Number	16NP0005
Description / Site Address	Forestry determination in respect of proposed siting of shipping container at Land adjacent to Stanegate Road, west of Crindledykes, Thorngrafton, Bardon Mill, Hexham, Northumberland
Expiry date of publicity / consultations	27 January 2016
Last date for decision	9 February 2016

Details of Proposal

This application has been submitted in order to determine whether prior approval is required from the Local Planning Authority for the proposed siting of a shipping container on land adjacent to Stanegate Road, west of Crindledykes, Thorngrafton. This request is made to the Local Planning Authority under Part 6 Class E 'Forestry Developments' of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

The proposed shipping container would be sited within a field comprising 7 hectares in area, recently planted with approximately 1000 trees. It is proposed that 4.5ha of the total 7ha be planted with mixed-species amenity woodland, designed to produce utilisable timber; the proposed container is therefore required for the storage of tree stakes, tree shelters and fencing materials necessary for the development of this woodland. The container proposes a footprint of 6.1m x 2.4m, extending to a height of 2.59m, and would be painted dark green. This would be sited approximately 70m north of Stanegate Road, adjacent to a grassed track, positioned on a hardcore pad.

The application site falls within the Hadrian's Wall World Heritage Site (WHS). A Grade II Listed Lime Kiln is located to the north west of the site.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Local Policies

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

Policy 3   *General Development Principles*
Policy 17   *Biodiversity and Geodiversity*

Policy 18   *Cultural Heritage*
Policy 19   *Tranquillity*
Policy 20   *Landscape Quality and Character*
Policy 22   *Trees, Woodlands and Forests*

Relevant Planning History

None relevant.

Consultation/Representations

NNPA Historic Environment Officer: No objection. *There are no recorded designated, undesignated or non-designated heritage assets which might be impacted upon by the proposal. The siting and appearance of the proposed building appear to take the wider setting of the site into account.*

NNPA Access and Recreation Officer: No objection. *As there are no Public Rights of Way in the vicinity, the development is not likely to impact on existing public access within the area.*

NNPA Ecologist: No comments or objection.

NNPA Landscape and Forestry Officer: No comments received.

Assessment

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

- The Principle of the Development
- The siting, design and external appearance of the proposed building (shipping container)

Principle of Development

The erection, extension or alteration of a building on land used for the purposes of forestry, including afforestation, can be undertaken under permitted development rights set out within Part 6 of the 2015 GPDO, provided that the works are reasonably necessary for the purposes of forestry and meet with 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, design and external appearance of the proposed building (in this case, a shipping container).

The proposed building would be sited in excess of 25 metres of the metalled portion of a classified road, would not consist of the provision of a dwelling, and is considered to be reasonably necessary for the purposes of forestry. Photographic evidence provided by the applicant to the Authority on 27.01.2016 furthermore confirms that planting has commenced on the land, which can now be considered as being in forestry use.

Based on the information made available to the Local Planning Authority, it is 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, design and external appearance of the proposed building

The application site is located within the open countryside and is relatively exposed, largely surrounded by open agricultural fields, rather than forestry plantations. Notwithstanding this, the proposed container would be sensitively located, utilising the topography of the site in positioning the container in a small depression to the north western corner of the site, in order to ensure that this would not be a prominent feature within the landscape when viewed from adjacent roads to the south, west and north. The design and appearance of the proposed container, which would be relatively low in height (2.59m) and dark green in colour, would also ensure that the development would not appear as overly prominent within the landscape and would be acceptable.

It is acknowledged that views of the proposed container may be glimpsed from within the surrounding area, however it is recognised that the container is required in connection in the development of a woodland in this location, which will in future provide screening for the container.

View facing from road north towards proposed site of container- this is beyond the end of the track, sited within a depression in the land

View facing from site of shed to south, towards parked car- the car is not visible from this site due to land depression

Recommendation & Conditions

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

Background Papers

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		