



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	16NP0033
<b>Description / Site Address</b>	Application for prior notification - Construction of agricultural building at Sneep Farm, Tarset, Hexham, Northumberland, NE48 1RN
<b>Last date for decision</b>	6 May 2016

### 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 The Sneep, Tarset. 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 30.5m x 12.2m (372m<sup>2</sup>), measuring 3.7m and 6.1m in height to the eaves and ridge respectively. The building would be constructed from cement blocks and Yorkshire panelling with a grey fibre cement roof, proposed to store agricultural implements and straw and for the housing of stock.

The proposed building would be located to the north of the farm steading in place of 2no. existing buildings which are no longer suitable for the purposes of the site. The farm is located approximately 250m from the main road, and is accessible via a private driveway.

### 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            *General Development Principles*  
Policy 20         *Landscape Quality and Character*  
Policy 21         *Farming*

#### Supplementary Planning Guidance

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 application site is within immediate proximity of Tarsset footpath 15, which runs to the east of the building footprint; as such, the proposed development would have no impact upon users of this route. No objection is raised on the condition that the Public Rights of Way are protected throughout. The works must not impact upon access to this route, disturb the path surface or prevent or refer public use of the path without necessary legal diversion or closure.*

**NNPA Farming 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, replacing 2no. existing agricultural buildings which border the farmyard. Whilst directly adjacent to a public footpath (Tarsset footpath 15) (the nearest public receptor point), the location of the building is considered acceptable, being clearly situated within the farm site, and separated from this footpath so as not to impact upon existing public access.

The scale of the proposed building would not be excessive within the proposed location. The identified choice of materials is also considered to be appropriate for that of the building proposed. It is not considered that the proposed development would impact detrimentally upon the



surrounding landscape character when viewed from more distant points, being set within the confines of the farm set surrounded by existing buildings.

**Recommendation & Conditions**

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

**Background Papers**

Application file 16NP0033

EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management or Chief Executive</b>		