



## **DELEGATED DECISION REPORT**

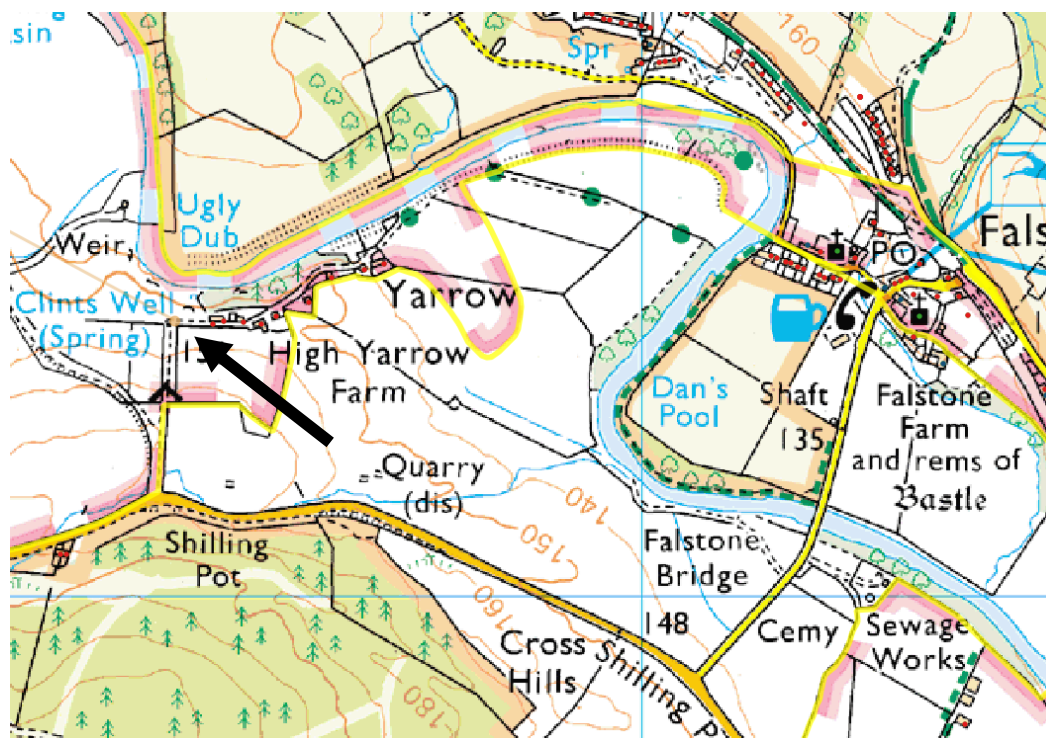
<b>Application Reference Number</b>	17NP0003
<b>Description / Site Address</b>	Proposed siting of a steel shipping container for the storage of animal feed and a mini tractor at Site adjacent to Springfield, Unmarked road through Yarrow, Hexham, Northumberland, NE48 1BG
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	3 February 2017

### **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 approximately 60 metres west of the property known as Springfield, Yarrow, west of Falstone. 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 shipping container proposes a footprint of 5.9m x 2.4m (14.2m<sup>2</sup>), measuring 2.55m in height, and would be painted 'GreyGreen' (RAL 6025). The container would be used for the purposes of storing bulk animal feed and a mini tractor and would be located on land close to a turning area adjoining the bend of an unclassified road.

The application site is located approximately 550 metres east of Kielder Reservoir however falls outside of both Floodzones 2 and 3.



*Location plan indicating site of proposed container*



## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

### **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**

None undertaken as part of this application

### **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*

The erection, extension or alteration of a building on agricultural land comprised in an agricultural unit of 5 hectares or more in area 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 agriculture within that unit 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 development is proposed on agricultural land within an agricultural unit in excess of 5ha in area and would not take place on a separate parcel of land less than 1ha in area; would not exceed a footprint of 465 square metres (proposing a footprint of 14.2m<sup>2</sup>); and would not be within 25 metres



of a trunk or classified road (the adjacent road is unclassified). Based on the information submitted it is considered that the container would be reasonably necessary for the purposes of agriculture.

Based on the information made available to the Local Planning Authority, it is therefore 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 however due to local topography the proposed container would not be overly prominent within the landscape, with trees to the north and east of the site acting to screen the structure from these directions and providing a backdrop to the development when viewed from the south (*see photograph below*). The design and appearance of the proposed container, which would be relatively low in height (2.55m) and grey green in colour, would also ensure that the development would not appear as overly prominent within the landscape and would be acceptable.



*View facing north towards proposed site of container*

**Recommendation & Conditions**

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

**Background Papers**

Application file 17NP0003

EIA Screening Opinion

**Development Management  
Delegated Decision Report**

Northumberland National Park Authority



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		