



DELEGATED DECISION REPORT

Application Reference Number	17NP0110
Description / Site Address	Agricultural determination in respect of proposed steel portal framed building at Ingram Hill Cottage, Ingram, Northumberland, NE66 4LT
Expiry date of publicity / consultations	25 October 2017
Last date for decision	1 November 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 construction of an agricultural building at Ingram Farm, Ingram. 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 12 x 6 metres, measuring 4 metres in height to roof ridge, and would be open sided from ground to eaves height level, above which would be timber Yorkshire boarding with “*Northumberland Grey Sky*” roof panels.

The proposed building would replace a former agricultural building previously in existence on this site which, based on photographic evidence, was removed within the last 10 years, and would be used as a covered area during the gathering of the hill flock, including for the dry storage of handling equipment used during this process. The site also falls within the “*Ingram Farm: prehistoric to post-medieval settlement, agricultural and funerary remains*” scheduled ancient monument.

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 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>

Relevant Planning History

None relevant to this application



Consultation/Representations

Historic England: No objections. *The development site forms part of Ingram Farm and lies within the scheduled monument known as “Ingram Farm: prehistoric to post-medieval settlement, agricultural and funerary remains”, which is a vast multi-period monument ranging in date from early prehistory to post-medieval containing archaeological evidence of changing patterns in agricultural land use and is one of the finest and best preserved examples in England of the successive change in farming practices throughout 5 millennia of human history.*

Historic mapping and Google Earth show that the proposed development area has previously had a farm structure on it, confirmed by the applicant who has in discussions indicated that the proposed structure will be on a similar footprint to the previous one. The impact on the setting of the monument will therefore be low/minimal. There may be some impact to below ground archaeological deposits however it is not anticipated that the disturbance will be significant and as such can be dealt with by condition through the scheduled monument consent process.

Historic England has no objections to the application on heritage grounds. Scheduled monument consent is required for the proposed works and must be in place before any works commence; please advise the applicant to contact Historic England to ensure that all the necessary legal consents are in place before any works commence.

NNPA Historic Environment Officer: No objections. *In light of the existence of a building on the site and the advice of Historic England there is unlikely to be a significant impact on archaeological remains*

NNPA Historic Environment Officer original response: *As the proposal is situated within a scheduled monument, consent from the Secretary of State, advised by Historic England, is likely to be required; Historic England should therefore be contacted for their advice in this regard. This will require detail to be supplied on the method and type of construction. It is also desirable to appreciate how this building will impact upon the wider landscape, including the scale and height of the building and materials to be used in construction.*

NNPA Landscape and Forestry Officer: No objections. *Whilst bigger, I understand that the proposed development looks to replace a former agricultural building that once stood on this site. Taking into consideration the location, scale, proposed building construction, materials and their colour, I do not believe that there will be a substantial detrimental effect upon the landscape character or views of this part of the National Park. Whilst larger than other existing agricultural buildings associated with the property, this open sided shed will still be in proportion to other buildings located on the site. This is a large scale wide open landscape and in my view the development will be set within the curtilage of the existing dwelling and associated buildings and as such will not be visually prominent.*

No further representations were required to be undertaken as part of this application.



Assessment

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

- The principle of development
- The siting, location and design of the building

The Principle of the Development

Agricultural buildings can be constructed 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 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 to take place on an agricultural unit in excess of 5ha in area (733ha) not within a separate parcel of land less than 1ha in area, and is required for the purposes of agriculture within the unit. The ground area of the proposed building (12m x 6m) would total 72m² and therefore falls below the threshold of 465 m² set by Class A A.1 (e). The proposed building would be located within 400m of a dwelling, known as Ingram Hill Cottage, however discussions between the applicant and Case Officer and evidence supplied by the agent to the application have confirmed that this dwelling, whilst not currently occupied, falls within the agricultural unit.

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, location and design of the building

The application site falls within the scheduled ancient monument known as "*Ingram Farm: prehistoric to post-medieval settlement, agricultural and funerary remains*", Historic England and NNPA's Historic Environment Officer have therefore been consulted on the application.

Historic England have provided a response raising no objections, having regard for the scheduled ancient monument within which the site is located and the agricultural building which previously occupied the site. Scheduled monument consent would however be required for the proposed development and it is therefore recommended that the applicant is notified of this requirement through the determination of this application. NNPA's Historic Environment Officer has also highlighted the requirement for scheduled monument consent from Historic England and in his subsequent response has raised no objections to the proposed development in light of the existence of a former building on the site and the advice of Historic England. The development is therefore considered to be acceptable in terms of siting, location and design in respect of cultural heritage considerations, in accordance with Core Strategy policy 18.

Whilst located within a very open landscape the NNPA Landscape and Forestry Officer has identified that the proposed development would replace a former agricultural building and taking into consideration the location, scale and proposed building construction has advised that this would not have a substantial detrimental effect upon the landscape character or views of this part of



the National Park by virtue of its siting, location and design. The proposed building would be in proportion with other buildings located on this site, namely the adjacent Ingram Hill Cottage, the presence of which would reduce the prominence of the development. The development is therefore considered to be acceptable in terms of siting, location and design in respect of landscape considerations, in accordance with Core Strategy policy 20.

Other matters

The applicant is a relative of an Authority Member however the Head of Development Management does not consider that this is required to be determined by Development Management Committee, specifically as Part D 'Development Management Scheme of Delegation' D-2 'Delegation to the Head of Development Management' iv) "*any application which the Head of Development Management knows is made by or relating to a property owned by or let to a member of the Authority or a senior officer or officer working in the planning and policy departments of the Authority or by their spouse/partner of the above member or officer*" is not applicable in this instance.

Recommendation & Conditions

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

Informative Notes

The following informative would be attached to the decision letter for this application advising of the requirement for scheduled monument consent.

- The applicant is advised that scheduled monument consent is required for the proposed development and in this regard should contact Lee McFarlane at Historic England by email at: lee.mcfarlane@historicengland.org.uk or on 0191 2691239

Background Papers

Application files 17NP0110

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		