



DELEGATED DECISION REPORT

Application Reference Number	17NP0128
Description / Site Address	Application for Prior Notification - Construction of agricultural building at Baron House Farm, Gilsland, Greenhead, Brampton, Northumberland, CA8 7EN
Expiry date of publicity / consultations	N/A
Last date for decision	25 December 2017

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 Baron House Farm, Gilsland, Greenhead, CA8 7EN. This request is made to the Local Planning Authority under part 6 of the Town and County Planning (General Permitted Development) (England) Order 2015 (GPD0).

The building would have a footprint of 18.28m x 10.36m, measuring 3.5m to the eaves and 4.9m to the ridge. The building would be constructed of 1.5m precast concrete panels with olive green ventair cladding and a fibre cement profiled sheet roof. The proposed agricultural building would be located to the north of the farm house and adjoin an existing agricultural building.

Details on the application form have been amended during the course of the application in order to correct a discrepancy relating to the size of the agricultural unit.

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 *General Development Principles*
Policy 20 *Landscape Quality and Character*

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

92NP0051 Weeping wall muck store and associated dirty water tank *Conditional Permission Granted 14/08/92*



12NP0004 Proposed erection of 15kw wind turbine 15m to the hub *Conditional Permission Granted 16/02/12*

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:-

- 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.

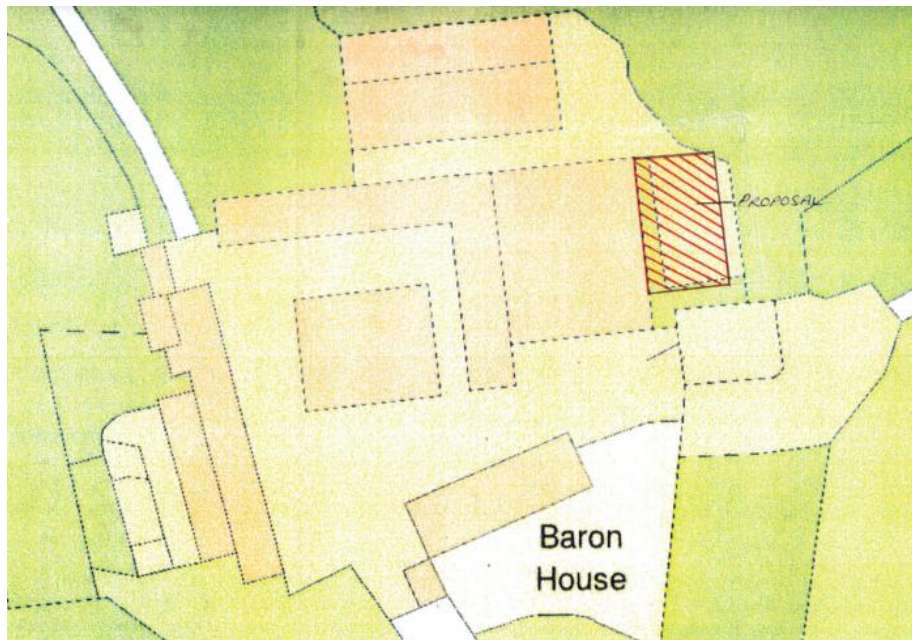


Figure 1: Proposed Location

The development is proposed on an agricultural unit in excess of 5ha in area, and is required for the purposes of agriculture. Although the building is to be used to house livestock, it is located in excess of 400m from the nearest protected building. The total footprint of the building would be approximately 190m² (18.3m x 10.4m). This falls below the threshold of 465 square metres set by Class A A.1 (e) and therefore the building is eligible for consideration under Part 6 of the 2015 GPDO. 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 proposed agricultural unit would be located to the north of the farmhouse, adjacent to an existing agricultural building and well related to the other buildings within the farm complex. The building would not detrimentally impact upon the surrounding landscape character when viewed from more distant receptor points due to its location within the established farm complex. The proposed form and scale of the building would sit comfortably alongside existing buildings within the farmstead and the proposed choice of materials is considered to be appropriate. Although a Public Right of Way runs through the farmyard, it is located to the west of proposed building and any views would be obscured by the existing buildings within the farm complex.

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

	Signature	Date
Planning Officer	Colin Godfrey	12/12/17
Head of Development Management or Chief Executive	Susannah Buylla	12/12/17