



# Northumberland County Council

## MEMO

**To:** DC.Consultation@nnpa.org.uk

**From:** Gillian Plaice, Chartered Environmental Health Practitioner.

**Date:** 25<sup>th</sup> November 2020

**Our Ref:** SRU143654

**Planning Ref:** 20NP0035

**Subject:** Demolition of existing hay shed and erection of new general-purpose agricultural building.

**Location:** Land north west of Hethpool Cottages, Kirknewton, Wooler, Northumberland, NE71 6TW

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I refer to your re-consultation, dated 11<sup>th</sup> November 2020 and attachments:

- Supporting letter dated 5<sup>th</sup> November 2020 signed by The Estate Manager.
- Planning supporting statement dated November 2020 prepared by Savills.
- Plan of Woodland Screening, ref. 5251 / 24 / A, dated Nov 2020, prepared by Savills.

### Opinion

Following receipt of additional information Public Protection withdraw our objection to this proposal and would provide the following comments:

### Noise

The applicant has stated that the primary use of the proposed building would be for the storage of forage and other feed products, secure storage of farm machinery and equipment, maintenance of farm machinery, sheep husbandry and for emergency animal welfare. The applicant has confirmed that the building will not be used for housing of cattle other than for short term welfare purposes, and the applicant will accept a Condition on this point.

The proposed building will be sited approximately 49.3m north west of the cottages, and will be separated and screened by a 22m wide woodland strip. The applicant agrees to maintain this screen for the life of the building.

### Odour

As the applicant has confirmed that the building will not be used for housing of cattle other than for short term welfare purposes, odour is not therefore considered to be a concern.

## **Recommended Conditions**

If members are minded to grant planning permission the following conditions are recommended:-

### **1. Woodland Screening**

The woodland compartment, identified on the approved application plan no. 5251/24, shall be maintained for the life of the building. Any trees removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased shall be replaced with trees of such size, species, in a timescale and in positions as may be approved in writing by the Local Planning Authority

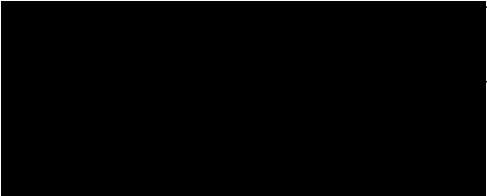
**Reason:** In the interests of visual amenity and the satisfactory appearance of the development upon completion in accordance with local planning policy.

### **2. Use of building**

The building hereby approved shall not be used for the over-wintering of cattle, except for the temporary housing of sick animals, or as necessary due to severe weather conditions which threaten the animals lives, without the prior approval in writing by the Local Planning Authority.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

*All recommended conditions above should be subject to confirmation by NNPA Legal Team, to ensure they are enforceable.*

	Name	Signature
Prepared by	Gillian Plaice	
Checked by	David Lathan	