

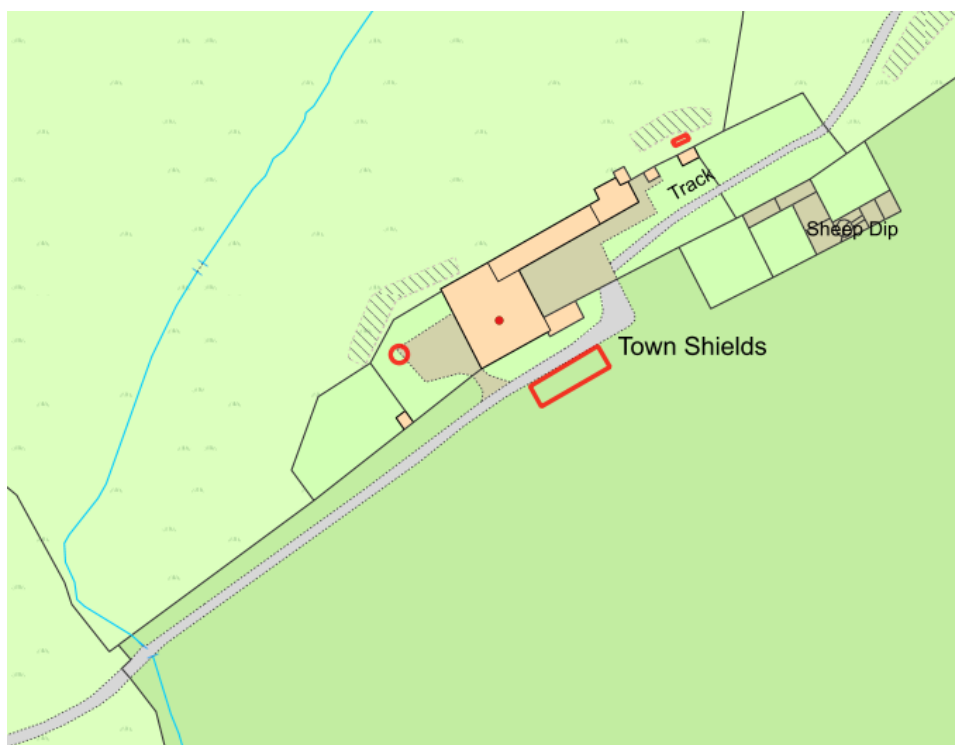


DELEGATED DECISION REPORT

Application Reference Number	20NP0072
Description / Site Address	Application for prior notification - Construction of polytunnel at Town Shields, Haydon Bridge, Hexham, Northumberland, NE47 6NP
Expiry date of publicity / consultations	5 October 2020
Last date for decision	12 October 2020

Details of Proposal

This application seeks determination as to whether prior approval is required for the construction of a polytunnel at Town Shields farm Haydon Bridge. This request is made to the Local Planning Authority under Part 6 'Agricultural and Forestry' of the *Town and Country Planning (General Permitted Development) (England) Order 2015* (2015 GPDO).



Town Shields is located in an isolated open countryside location, approximately 1km to the north of the B6318 and a similar distance from the nearest neighbouring properties. The site comprises a farmhouse along with associated farm buildings.

It is proposed to erect a poly-tunnel to be used for lambing / livestock management as well as general agricultural storage. The poly-tunnel would have a footprint of 9m by 22m with a maximum height to the top of the domed roof of 3.9m. It would be constructed from a combination of livestock mesh below with a green uPVC cover above.



The polytunnel would be located just to the south of the existing farm track, close to the farm house and existing agricultural buildings. The polytunnel would be built on a hardcore base and have water and electricity installed.

The site falls within the Hadrian's Wall World Heritage Site buffer zone.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy DM8	<i>Agricultural Development</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

05NP0047 Erection of wind turbine, 9.5 metres to the hub and solar panels. *Planning permission conditionally granted 4th October 2005*

Consultation/Representations

NNPA Historic Environment Officer: No objection. Adjacent to the proposed location for the pop up livestock housing is HER 12545 Town Shields Farm enclosure. This has been described as the faint traces of linear boundaries which may have defined former enclosures associated with Town Shields Farm and have been reduced by ploughing. The proposal is in likelihood avoiding these faint traces and in the worst case would cause less than substantial harm. Therefore I have no objection.

Historic England: No Objection. The area proposed for the polytunnel is within the buffer-zone of the Hadrian's Wall World Heritage Site (WHS), however, it is not close to areas of the Hadrian's Wall Scheduled Ancient Monument (SAM). Considering the nature of the development, and the agricultural nature of the buildings around Town Shield Farm it is my conclusion that this development will not adversely affect the setting of the SAM or WHS buffer-zone. Thus, Historic England will not be objecting to the proposal. I note that your specialist archaeology advisor (Chris Jones) has already made comment on 24th September 2020. I support Chris's assessment of the proposal.



Assessment

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

- The principle of the development; and
- 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 take place on agricultural land, 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 for the siting, location and design of the proposed building.

The development is proposed to take place on agricultural land within an agricultural unit in excess of 5ha in area (960ha), not within a separate land parcel less than 1ha in area, and is required for the purposes of agriculture within the unit. The ground area proposed to be covered by the structure would total 198m² (22m by 9m) and therefore falls below the threshold of 1000m² set by Class A A.1 (e) and amended under *The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018*.

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 (as amended) have been met, and the principle of the development is deemed to be acceptable.

The siting, location and design of the building

The proposed polytunnel is considered to be acceptable in terms of siting, appearance and design, being of a limited height (3.9m to highest part of domed roof) with a green coloured roof and livestock proof mesh sides to a height of 1.45m, so as not to appear as overly prominent. It would be sited within relatively close proximity to existing buildings so as not to be viewed as a completely isolated structure within the landscape. It would be sited on slightly rising land with larger farm buildings to the north so as not to have a detrimental impact upon the wider landscape character or views of this part of the National Park.



The application site falls within the Hadrian's Wall World Heritage site. Both Historic England and NNPA's Historic Environment Officer have raised no objection to the proposal based on its distance from areas of the Hadrian's Wall Scheduled Ancient Monument (SAM). Considering the nature of the development, and the agricultural nature of the buildings around Town Shield Farm it is considered the proposal would not adversely affect the setting of the SAM or World Heritage Site buffer zone.

Recommendation & Conditions

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

Informative Notes

None

Background Papers

Application file 20NP0072
EIA Screening Opinion Signed 29/09/20

	Signature	Date
Planning Officer		
Head of Development Management	<i>Susannah Buylla</i>	5 th October 2020