



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	21NP0020
<b>Description / Site Address</b>	Construction of livestock and storage shed with yard, Town Shield, Haydon Bridge, Hexham, NE47 6NP
<b>Expiry date of publicity / consultations</b>	2 April 2021
<b>Last date for decision</b>	6 May 2021

### Details of Proposal

This application is seeking approval for the erection of a livestock and storage shed for the purpose of housing cattle. The site is a farm, consisting of a residential property with agricultural sheds. The site is located in an isolated open countryside location. The site is located to the north of the B6318 Military Road by approximately 1km. The site is a similar distance from the nearest neighbouring residential property. The site forms part of the 'Frontiers of the Roman Empire' World Heritage Site.



*Figure 1: Site Location Plan*

The applicant seeks permission to install an agricultural shelter for the purpose of lambing sheep. The shelter would be 4.5m at eaves height and 6.4m at the ridge. The building would be 12.1m in depth and 30.5m in width. The total area of the building would be 412m<sup>2</sup>. The structure consists of steel framework with concrete panelling and a fibre cement roof.

### 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 ST4	<i>Spatial Strategy</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM8	<i>Agricultural Development</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape and Assets and Built Heritage</i>

### **Supplementary Planning Guidance**

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

<b>20NP0072</b>	Application for prior notification - Construction of polytunnel, Town Shields, Haydon Bridge, Hexham, Northumberland, NE47 6NP <i>Planning Permission Granted Conditionally</i>
<b>05NP0047</b>	Erection of wind turbine, 9.5 metres to the hub and solar panels, Town Shields, Haydon Bridge, Hexham, Northumberland, NE47 6NP <i>Planning Permission Granted Conditionally</i>

### **Consultation/Representations**

**Simonburn Parish Council:** No response received

**Historic England: No Objection:** The area proposed for the livestock and storage shed 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

**NNPA Farming Officer: No Objection:** No comments to make on the proposal

**Public response:** site notice displayed on the 17<sup>th</sup> March 2021. No representations have been received to the authority.



## **Assessment**

The key material planning considerations are:

- The principle of the development;
- Design and amenity;
- Impact Upon National Park special qualities

### **The principle of the development**

#### **Sustainable Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. Of specific relevance is paragraph a) which states that development should '*make the National Park a high-quality place to live and work*'. The degree to which the proposals accord with these qualities is discussed throughout the report.

#### **Location of Development**

The application site is located within the open countryside, whereby Local Plan Policy ST4 paragraph 2 Part b) permits proposals where there is an essential need for the development to meet the needs of farming. The proposed agricultural shelter is considered an essential form of infrastructure as it would support the shelter of cattle on site. The applicant has confirmed that Natural England have requested that cattle are removed from the fell during the winter months for moorland restoration. As a result of this, the applicant requires a shelter to house the cattle during winter months.

Policy DM8 relates to agricultural development. The policy requires new agricultural development to demonstrate a functional need for the building to sustain existing primary agricultural activity and the scale of the development is commensurate with that need. The applicant has confirmed that the proposed agricultural shelter would be used for the purpose of sheltering cattle in the winter. Alongside this, the applicant intends to use the shelter for inside lambing and other livestock tasks throughout the year. The authority's Farming Officer raised no objections to the proposals.

Policy DM7 is supportive of proposals for new sustainable rural economic development that are compatible with and subsidiary to an existing farming activity. As the proposals relate to the provision of an agricultural development within an existing farmstead for which there is an identified need, the proposals are considered to be in accord with the requirements of Policy DM7.



In considering Local Plan policies ST4, DM7 and DM8, it is considered that the principle of development is acceptable.

## **Design and Amenity**

### Design

Local Plan policy ST2 places an emphasis on ensuring new development is of high-quality design. Local Plan policy DM8, which relates to agricultural development, states that development will be permitted where *'the form, height and size of the proposed development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park.'*

The applicant proposes to construct an agricultural shelter in open grassland to the south of the main access road serving the farm. The shelter would be 4.5m at eaves height and 6.4m at the ridge. The building would be 12.1m in depth and 30.5m in width. A concrete yard area would be created to the west of the shelter alongside an additional concrete pathway which would run to the south of the shelter and would act as a feed passage.



*Figure 2: Site Location with existing buildings in background*

This area is considered remote in nature and is only accessible via an access track leading from the 'B6341' Military Road. Due to the remote nature of the development, it is not considered that the proposal would be clearly visible from a public vantage point. The provision of an agricultural shelter within a wide-open landscape is commonplace within the National Park. As a result of this, the proposal would not result in an incongruous feature to the wider area.



Policy DM8 requires buildings designed for the purpose of agriculture to use appropriate materials with subdued colours. The agricultural shelter would be constructed in a steel framework with concrete panelling and a fibre cement roof. These materials are considered subdued, similar to the existing dominant materials of the farmstead and would provide a lightweight form of design that would be a typical feature of an agricultural setting.

The site forms part of an existing farmstead and the shelter and would be located on an agricultural field. The shelter would be directly adjacent to existing cattle sheds and agricultural buildings as seen in Figure 2. It is considered that the proposal would reflect the agricultural character of the landscape it forms part of.

In light of the above assessment, it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM8 and the NPPF in relation to design.

### Amenity

Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*' with Policy DM8 seeking to ensure that new agricultural development '*does not significantly harm local amenity in terms of noise, odours or levels of activity*'.

The agricultural shelter would be located approximately 1.3km from the nearest neighbouring property '*Stell Green*'. Due to the scale of the agricultural shelter and the considerable distance to the nearest neighbouring dwelling, it is not considered that the proposal would have a material impact on the amenity of neighbouring dwellings.

## **Impact upon National Park Special Qualities**

### *Biodiversity*

Policy DM10 of the Local Plan offers support for proposals which maintain and enhance the biodiversity of the National Park.

The proposed agricultural shelter would be located on an existing agricultural grazing field. The area is not considered particularly rich in ecological value. No works are proposed to an existing building or roof. It is considered that the proposals would not have a material impact on the habitats and biodiversity of the surrounding area and thus a requirement for an ecological survey would not be necessary. As a result of this, it is considered that the proposals satisfy the requirements of policy DM10 of the Local Plan.

### *Landscape*

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. To achieve this, new development will need to ensure that '*the visual impact of the development in its immediate and wider setting is*



*minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour' and 'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park'.*

The proposals involve the construction of an agricultural shelter for the purpose of lambing sheep. While the agricultural shelter would be located within an open landscape, the site is rural in nature.

The main public vantage point would be from the Hadrian's Wall Path. The footpath is located approximately 850m from the application site. Although the site is visible from this vantage point, views are not clear due to the sufficient distance to the site. As a result of this, the proposal would not cause a material impact to the landscape when considered from this vantage point. While the proposals would extend the developed footprint of the farm towards the path, the proposed building is well related to the existing farmstead. As such, it is considered that any impact to the visual amenity of users of the Hadrian's Wall Path would be minimal as there would be well in excess of 800m between the building and the rights of way and the building would be viewed against the backdrop of the existing complex of farm buildings.



*Figure 3: Landscape views of the application site from Hadrian's Wall*

It is generally appropriate for new buildings to be located in close proximity to existing buildings to limit the spread of development and to minimise any impact on local landscape character. Given the development's existing situation nearby existing agricultural buildings it is not considered that the proposal would result in an uncharacteristic form of development and would instead reflect the existing local landscape character.

Given the nature of the proposals, it is considered that any impact on landscape or visual amenity would be restricted to the immediate area and limited to those discussed in relation to design (above). It is therefore considered that any impact on wider landscape or visual amenity would not be of a magnitude which would warrant refusal of the application and the proposals are not



considered to conflict with the requirements of Local Plan policy DM11 or the NPPF in relation to landscape.

### *Tranquillity*

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies.'*

The site is in a sensitive location within the Northumberland International Dark Sky Park. No specific detail of any external lighting which may be required in connection with the proposed alterations has been submitted as part of the application. Although the applicant has detailed that they do not intend to include external lighting, a condition restricting the installation of external lighting is considered appropriate as the proposals relate to a new building detached from any existing dwellings/ buildings.

The proposal is located in an isolated open countryside location and the volume of traffic would not be altered as a result of the proposal. It is therefore considered that the proposals are unlikely to generate significant levels of additional vehicle movements / traffic or noise. As such, subject to the imposition of an appropriate condition relating to external lighting, it is considered that the proposals would be in accord with the requirements of Local Plan policy DM11 and the NPPF in relation to tranquillity.

### *Cultural Heritage*

Policy DM14 requires *'development affecting historic landscape assets of the National Park to conserve and enhance landscape quality and character by taking into consideration the elements which contribute to its significance'*.

The application site lies within the buffer zone of the *Hadrian's Wall Frontiers of the Roman Empire* World Heritage Site. As a result of this, both Historic England has been consulted on the proposals.

Historic England raised no objections to the proposals. The area proposed for the livestock and storage shed 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 the officer concluded that the development will not adversely affect the setting of the SAM or WHS buffer-zone.



## Highways

Policy ST2 requires proposals to ensure *'the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highways safety.'*

The site can be accessed solely by an existing private access trackway which leads from the B6318 Military Road.

Upon arriving at the site there is a large area of gravelled trackway as can be seen in figure 4. Considering this trackway, alongside the concrete flooring which would be provided to the west of the shelter as part of the proposals, there is adequate space for vehicles to access and exit the site without compromising highways safety.



*Figure 4: Existing area to provide turning space for vehicles.*

## Foul Drainage

As the shelter is proposed for the use of livestock, consideration must be made of any potential impacts in terms of foul drainage and the preparations made. The applicant has confirmed that the agricultural shelter would benefit from bedded flooring. The bedded flooring would successfully mitigate any significant impacts in terms of foul drainage.





### **Recommendation & Conditions**

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application Form received 25 February 2021
- Proposed Site Plan Received 25 February 2021
- Location Plan Received 12 March 2021
- Design and Access Statement received 12 March 2021
- Heritage Statement received 12 March 2021
- Proposed Elevations and Plans received 12 March 2021
- Planning Letter received 12 March 2021

**Reason:** For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4, DM8 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the development, full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

**Reason:** In order to ensure that there is no harmful effect upon the tranquility and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.



### **Informative Notes**

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
  - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

### **Background Papers**

Application File 21NP0020  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	A Ewart	12.04.2021
<b>Head of Development Management</b>	<i>Susannah Buylla</i>	13/04/2021