

**Parish: Sessay**  
Ward: Sowerby & Topcliffe  
**11**

Committee Date : 18 October 2018  
Officer dealing : Mr Rowshon Uddin  
Target Date: 27 September 2018  
Date of extension of time (if agreed): 22 October 2018

**18/01798/APN**

**Application for Prior Notification for an agricultural building to cover an existing straw based farm yard manure muck store.  
at Bruce House, Scaife Shay Lane, Sessay  
for Mr Sanderson.**

**This application is referred to Planning Committee as the applicant is a close relative of a member of the Council.**

**1.0 PROPOSAL AND SITE DESCRIPTION**

- 1.1 The farm of Bruce House is an isolated agricultural unit surrounded by farmland located about 1 km north of the small village of Sessay.
- 1.2 The unit includes a series of agricultural buildings. The farmhouse is a grade 2 Listed Building. The new building is proposed as an extension to an unlisted agricultural building and is more than 150m from the listed farmhouse.
- 1.3 The proposal is to erect a building cover, with a roof but no side walls, over an existing straw based farm yard manure (FYM) store to protect it from rain fall.
- 1.4 The structure measures 52m width x 12m breadth x 6.4m height to ridge (4.8m to eaves) and would be made from cement fibre sheeting.

**2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 01/00374/LBC - Permitted - Application for Listed Building Consent for alterations to and renovation of existing agricultural building
- 2.2 07/02417/APN - Permitted - Prior notification for the construction of an agricultural building for the housing of livestock
- 2.3 07/02421/FUL - Permitted - Construction of an agricultural building
- 2.4 08/00498/FUL - permitted - Construction of agricultural building for the housing of livestock

**3.0 RELEVANT PLANNING POLICIES:**

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development  
Development Policies DP1 - Protecting amenity  
National Planning Practice Guidance  
National Planning Policy Framework - published 24 July 2018

**4.0 CONSULTATIONS**

- 4.1 None required for an APN notification

## 5.0 OBSERVATIONS

- 5.1 Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), commonly known as the GPDO, relates to 'agricultural developments on units of 5 hectares or more.
- 5.2 The proposal can qualify as Permitted Development because the farm would be carrying out work on agricultural land comprised in an agricultural unit of 5 hectares or more and would erect a new building which is reasonably necessary for the purposes of agriculture within that unit.
- 5.3 The proposal is for the erection of a structure, reasonably necessary for the purposes of agriculture. The applicant farms land in the vicinity and a total of 298 Ha in the wider area. The applicant has a number of pig farms in the area, totalling 3000 breeding sows. The land associated to the application is farmed as arable land by the applicant.
- 5.4 The ground area covered by the development would not exceed 1000 square metres, at 624 sqm. The applicant has confirmed that there has not been any other agricultural building constructed on the agricultural unit in the last two years.
- 5.5 The site is not located within 3 kilometres of the perimeter of an aerodrome and the height of the building would not exceed 12 metres.
- 5.6 The farm lies away from any settlement, however, there is a residential dwelling at Bruce House. This dwelling is associated with the agricultural holding. The nearest unconnected dwelling is at Islebeck Farm 460m to the northwest of the application site. Whilst this dwelling is not associated to the agricultural unit as the buildings will not be for the housing of livestock, slurry or sewage sludge this is acceptable under the terms of the GDPO. The building is for the use of storing muck in a dry environment before it is to be spread.
- 5.7 The development would not be within 25 metres of a metalled part of a trunk road or classified road.
- 5.8 It would be constructed on a site adjoining an existing agricultural building and be viewed from the nearest vantage point on the public footpath that passes 200m to the west of the site. The building would be seen as part of the existing farmstead; it would not significantly detract from the appearance of the rural landscape.
- 5.9 The materials would reflect those of the existing agricultural buildings. As such, it is concluded that the proposed building will satisfactorily respect its surroundings and is considered acceptable.
- 6.0 RECOMMENDATION:
- 6.1 That the application be determined that **PRIOR APPROVAL IS NOT REQUIRED**