

Parish: Well
Ward: Tanfield
17

Committee Date : 15 November 2018
Officer dealing : Mrs H Laws
Target Date: 29 November 2018

18/02129/FUL

**Retrospective application for construction of a roof over existing feeding area for cattle
At: Mowbray Hill Farm, Well
For: Mr Webster**

This application is referred to Planning Committee because the applicant is related to a Member of the Council.

1.0 SITE CONTEXT AND PROPOSAL

- 1.1 The site lies on the northern side of the B6268 between Nosterfield and Masham, approximately a mile to the south west of Well. The farm is set back from the road at the end of a 200m long driveway. The farmhouse lies in the north eastern corner of the farm complex with buildings extending across the farmyard to the west.
- 1.2 The application is for an open sided building covering a feeding area used by cattle, in order to reduce pollution. The building is 68m x 12m with a maximum height of 5.2m. The roof is finished in natural grey coloured fibre cement sheeting.
- 1.3 The building lies in a central position within the main group of farm buildings associated with the site, immediately adjacent to another agricultural building.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/97/167/0048B - Construction of an agricultural storage building. Permission granted April 1997.
- 2.2 06/01317/FUL - Construction of an agricultural building and associated hardstanding. Permission granted July 2006.
- 2.3 09/01171/FUL - Construction of three cattle buildings. Permission granted July 2009.
- 2.4 12/01166/APN - Application for prior notification for construction of steel portal framed building to the Agricultural Specification B.S. 5502, Class 2 for the housing of cattle. No objections June 2012.
- 2.5 12/01175/APN - Application for prior notification for construction of steel portal framed building for the housing of cattle. No objections July 2012.
- 2.6 14/00808/FUL - Construction of agricultural building. Permission granted 2/5/2014.
- 2.7 16/01082/FUL - Construction of a lean-to extension to an existing livestock building to cover an existing cattle loafing/feeding area. Permission granted 24/6/2016.
- 2.8 16/02246/APN - Application for Prior Notification for the construction of an agricultural store for the storage of slurry and other forms of fertiliser material. No objections 11/11/2016.

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
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP15 – Rural regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP9 - Development outside Development Limits
Development Policies DP25 – Rural employment
Development Policies DP26 – Agricultural issues
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
National Planning Policy Framework - published 24 July 2018

4.0 CONSULTATIONS

- 4.1 Parish Council – no comments received (expiry date for representations 1/11/2018)
4.2 HDC Environmental Health Officer – no comments received (expiry date for representations 14/11/2018)
4.3 Publicity – no comments received (expiry date for representations 6/11/2018)

5.0 OBSERVATIONS

- 5.1 The main issues to consider are (i) the principle of development; (ii) the impact on the character and appearance of the surrounding countryside; and (iii) residential amenity.

Principle

- 5.2 National planning policy is generally supportive of development that promotes the development of agricultural businesses. This is reflected at local level through LDF Policy DP26, which is supportive of agricultural development if it is also acceptable in terms of other policies, and subject to measures that guide development (including the design and siting) of new agricultural buildings to locations which are sensitive to their environment.
5.3 The structure is confined within the existing operational area of the farm and as such the principle of development in this location is supported.

Impact on the rural landscape

- 5.4 The site lies within the existing farmyard area, adjacent to existing buildings, which significantly reduces the visual impact of the proposed development.
5.5 The site is not clearly visible from the road and there are no public rights of way in the vicinity. The building does not have an adverse effect on the appearance of the surrounding landscape.

Residential amenity

- 5.6 There are no residential properties nearby that are unrelated to the farm operation. It is considered that the operation of the site is unlikely to result in any detrimental impact on residential amenity.
- 5.7 The proposed development is considered to be acceptable and approval is recommended. As the planning permission is retrospective no conditions are recommended.

6.0 RECOMMENDATION:

That subject to any outstanding consultations the application be **GRANTED**