

Parish: Kirkby
Ward: Stokesley
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Committee Date: 22 August 2019
Officer dealing: Mr Sean Rawling
Target Date: 23 August 2019

19/01623/APN

Application for prior notification for the construction of an agricultural building for the winter housing of livestock

At: Dromonby Grange Farm, Kirkby in Cleveland, North Yorkshire, TS9 7AR

For: Mr D Hugill

The notification is referred to Planning Committee because the applicant is a Member of the Council.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The farmstead lies on the southern side of Busby Lane between Kirkby in Cleveland and Great Busby, approximately 1km to the west of Kirkby in Cleveland. The farmhouse and farmyard are set back from the road at the end of an approximately 500m long driveway.
- 1.2 It is proposed to construct a purpose built shed for the housing of livestock during winter months. The building will be located to the west of the farmstead at the end of the track, immediately adjacent to existing agricultural buildings. It will measure 33.528m x 18.288m with an eaves height of 4.572m.
- 1.3 The shed will have a floorspace of 613sqm and will be constructed of concrete and timber panel walls with a fibre cement roof.
- 1.4 The application is for prior notification under the General Permitted Development Order as opposed to an application for planning permission. Essentially the development is considered to be permitted development but the applicant is required to notify the Local Planning Authority who can then assess the impact of the development on the landscape character of the area.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 97/50787/AN – Prior Notification of a proposal to construct a replacement livestock and storage building – Granted

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 None are required for an Agricultural Prior Notification.

5.0 ANALYSIS

- 5.1 On assessment of the notification it is found that the development meets the tests set out in the Town and Country Planning (General Permitted Development) Order and as such the key issue is the impact of the proposed development on the landscape character of the area.
- 5.2 The site lies within an undulating landscape interspersed with trees and hedgerows, providing screening from long distance views.
- 5.3 The proposed development site is considered to closely relate visually and functionally with the existing operational farmstead. It would not therefore appear as an isolated or intrusive feature within the landscape. It would be constructed of materials which are considered appropriate for its agricultural use and surroundings.
- 5.4 Overall, it is considered that the proposed agricultural shed would not have an adverse effect on the appearance of the surrounding landscape.

6.0 RECOMMENDATION:

- 6.1 That **Prior Approval is not required.**