

Parish: Well
Ward: Tanfield
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Committee Date: 10 November 2016
Officer dealing: Mrs H M Laws
Target Date: 14 November 2016

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
At Mowbray Hill Farm, Well
For Mr S Webster**

1.0 SITE DESCRIPTION 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 It is proposed to erect a slurry store on the northern side of the farm buildings, beyond an existing tree screen.
- 1.3 The store would have a diameter of 23m and a maximum height of 2.7m constructed of galvanised steel mesh.
- 1.4 The notification is presented to the Planning Committee as the applicant is a relative of a Council Member.
- 1.5 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 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 2/97/167/0048B - Agricultural storage building; Granted 7 April 1997.
- 2.2 06/01317/FUL - Agricultural building and associated hardstanding; Granted 31 July 2006.
- 2.3 09/01171/FUL - Agricultural building; Granted 5 June 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 objection 28 June 2012.
- 2.5 12/01175/APN - Application for prior notification for construction of steel portal framed building for the housing of cattle; No objection 28 June 2012.
- 2.6 14/00808/FUL - Agricultural building; Granted 2 May 2014.
- 2.7 16/01082/FUL - Lean-to extension to a livestock building to cover a cattle loafing/feeding area; Granted 24 June 2016.

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 - published 27 March 2012

4.0 CONSULTATIONS

4.1 None are required for an APN application.

5.0 OBSERVATIONS

5.1 The key issue is the impact of the development on the appearance of the countryside. The site lies within an undulating landscape with a high degree of trees and hedgerows, providing screening from long distance views.

5.2 The site lies beyond the edge of the existing farmyard area, adjacent to a well-established small woodland area of trees, which significantly reduces the visual impact of the proposed development.

5.3 The site would not be visible from the road and there are no public rights of way in the vicinity. The proposed store would not have an adverse effect on the appearance of the surrounding landscape.

6.0 RECOMMENDATION

6.1 That the application is **GRANTED**.