DELEGATED REPORT

FILE REFERENCE: SMD/2016/0229 – replacement agriculture shed

MAIN ISSUES:

Green Belt, design, neighbour amenity, agricultural need / justification

PUBLICITY/REPRESENTATIONS:
Longsdon Parish Council – no objections subject to normal planning guidelines
Public notices – no representations

CASE OFFICER ASSESSMENT:

The proposal is for a replacement agricultural shed 9m x 18m with heights of 3m to the eaves and 5.2m to the ridge. The existing building is a very dilapidated timber frame with metal cladding open fronted to the south. A previous Part 6 prior notification (DET/2016/0018) proposal was withdrawn as the building is intended to house livestock and is within 400m of 'protected' buildings as defined in the regulations and therefore not eligible for determination by prior notice. Hence this full planning application.

The existing building occupies a ground area of approximately 12m x 10m and stands c. 4m in height. The proposal is therefore approximately 35% larger in area than the building it replaces and of comparable height range. This may therefore be found acceptable for the Green Belt by reference to Policy SS6c / NPPF paragraph 89. Policy also provides for a new building for agricultural purposes. The land holding here is small at 2.1 ha and there are other extant buildings. However it is submitted that the purpose of the building is for calf rearing and this is not directly related to the amount of land available. The building is essentially modest as a farm building and credibly designed for the stated purpose. With dark green cladding to roof and three sides with concrete skirting wall below and 'Yorkshire' boarding to the south elevation the appearance is suitable for the location. It is not considered that any significant impacts from the use of a building of this modest scale for calf rearing would give rise to any significant adverse effects for the nearest neighbouring residential property some 30m to the north west.

Assessed by reference principally to policies SS1, SS1a, SS6c with reference to NPPF section 9, DC1, DC3 and R1 the proposal is found acceptable.

RECOMMENDATION:

Approve

Date 14/06/2016 **Signed** _____

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____