

<b>DELEGATED REPORT</b>	
<b>Application Reference :</b>	20/0340
<b>Description of Development :</b>	Roofing over of existing concrete yard, using green tin roof in order to reduce run off.
<b>Case Officer :</b>	D Cox
<b>Appraisal :</b>	
<b>Site :</b>	Gillses farm, South Stainmore.
<b>Proposal :</b>	<p>The application is for the prior notification for an agricultural building. The proposal is within the farm complex.</p> <p>The resulting building would be approximately 21.3 metres in length, 18.2 metres in width and 8 metres in height. The elevations would be open. The roof would be green painted tin.</p> <p>The proposal would be more than 25m from the nearest highway and the two closest residential buildings are, as farm/smallholdings themselves, both non-protected . The proposal is not to house livestock, it is advised to be for continued covered muck storage.</p>
<b>Relevant Site History :</b>	<p>14/0560 – General purpose agricultural building – FA -15/09/14.</p> <p>17/0469 – Extension to existing agricultural building – Nol – 26/6/17.</p>
<b>Policy :</b>	<p><b>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) :</b></p> <ul style="list-style-type: none"> <li>• Class A, Part 6, Schedule 2 Class A/B/E.</li> </ul>
<b>OBSERVATIONS :</b>	
<b>Main Issues :</b>	<b>Appraisal :</b>
<b>Conclusion :</b>	<p>Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development is permitted for :</p> <p><i>“The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of -</i></p> <p style="padding-left: 40px;"><i>(a) works for the erection, extension or alteration of a building; or</i></p> <p style="padding-left: 40px;"><i>(b) any excavation or engineering operations,</i></p> <p><i>which are reasonably necessary for the purposes of agriculture within that unit”</i></p> <p>The proposed agricultural building would be located within the farm complex, as an addition to existing agricultural buildings, on a parcel of land which is 1 hectare or more and has an area of below 1000sqm. The proposal measures approximately 387m2 and there have not been any previous Nol’s within the relevant 2 years.</p> <p>The development is of a standard agricultural design, in-keeping with the farmstead and the associated range of existing associated modern farm buildings, to which it will be attached.</p>

	<p>Due to its siting, it is not considered that any design issues arise with the proposed building.</p> <p>The development will ensure run off is suitably limited in order to protect the environment.</p> <p>Further details of the proposal are therefore not considered to be reasonably required in this instance.</p> <p>The details submitted comply with Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such a full planning application is not required.</p>
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<b>RECOMMENDATION :</b>	<b>PRIOR APPROVAL OF THE AUTHORITY IS NOT REQUIRED.</b>
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