

DELEGATED REPORT

Application Reference:	20/0643														
Description of Development	Proposed alterations of an existing road for agricultural use														
Case Officer	Miss G Heron														
Appraisal															
Site	<p>Petteril Side Farm, Southwaite, CA4 0JJ</p> <p>The farm is accessed via an unclassified road and has a number of existing agricultural buildings within the farm complex. The site is not located in a Conservation Area and there are no listed Buildings within the vicinity. The site is located in Flood Zone 1.</p>														
Proposal	<p>The application is a notice of intention application for alterations to an existing agricultural road which runs through the middle of the farmstead in the yard area between two existing agricultural buildings.</p> <p>The proposal will be of 71 metres in length with a width of approximately 6.7 metres, constructed from ready mix concrete in grey.</p>														
Relevant Site History:	<table border="1"> <thead> <tr> <th>Application Ref</th> <th>Proposal</th> <th>Decision</th> </tr> </thead> <tbody> <tr> <td>05/0105</td> <td>Nol – Agricultural building for slurry store</td> <td>NI 14/03/05</td> </tr> <tr> <td>14/0279</td> <td>FA – Proposed clamp over existing silage clamp</td> <td>FA – 22/05/14</td> </tr> <tr> <td>18/0600</td> <td>Nol – Proposed agricultural road</td> <td>NI – 14/08/18</td> </tr> </tbody> </table>	Application Ref	Proposal	Decision	05/0105	Nol – Agricultural building for slurry store	NI 14/03/05	14/0279	FA – Proposed clamp over existing silage clamp	FA – 22/05/14	18/0600	Nol – Proposed agricultural road	NI – 14/08/18		
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Legislation	<p>The Town and Country Planning (General Permitted Development) (England) Order 2015:</p> <ul style="list-style-type: none"> Schedule 2 Part 6 Class A 														
OBSERVATIONS															
Main Issues:	Appraisal:														
Does the proposal constitute permitted development?	<p>Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 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>														

	<ul style="list-style-type: none"> a) The development will not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area. The agent for the application has confirmed in writing their agreement to amend Q5 Part 2 on the application form. Therefore, the proposal complies with (a). b) Development under Class Q or S of Part 3 has not been carried out within a period of 10 years on the agricultural unit. c) It would not consist of or include the erection, extension or alteration of a dwelling. The proposal complies with (c). d) The proposal is designed for the purposes of agriculture. The proposal complies with (d). e) The ground area of the proposal does not exceed the 1000 square metre threshold and the proposal complies with (e). f) The site is not within 3 kilometres of an aerodrome and the proposed height is 0 metres as it is for an agricultural road. The proposal complies with (f). g) The proposal is for an agricultural road and therefore the height will not exceed 12 metres. The proposal complies with (g). h) The proposal will not be located within 25 metres of a metalled part of a trunk road or a classified road. The proposal complies with (h). i) The proposal is for a new agricultural road and will not involve the use of accommodating livestock and will not be used for the storage of slurry or sewage sludge. Therefore, the proposal complies with (i). j) The works would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming. The proposal complies with (j). k) The proposal is for an agricultural road and will not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system. The proposal complies with (k). <p>The details submitted comply with Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 and as such a full application is not required.</p>
<p>Further details of siting, design and external appearance required?</p>	<p>The application site is accessed via an unclassified road which provides access to the farm complex and is located immediately between two existing agricultural buildings on the site. It will be constructed of materials to match the existing agricultural road which was considered under 18/0600 notice of intention application. No detrimental landscape harm is expected to occur and the proposal will be seen within its immediate surrounding context of the main farm stead which is considered to be acceptable.</p> <p>It is considered that the prior approval of the Local Planning Authority in regards to the siting, design and external appearance is not required.</p>

RECOMMENDATION	PRIOR APPROVAL OF THE AUTHORITY IS NOT REQUIRED.
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