

## BABERGH DISTRICT COUNCIL

<b>From: Corporate Manager – Development Management</b>	<b>Report Number: P31</b>
<b>To: Planning Committee</b>	<b>Date of meeting: 25 June 2014</b>

### NOTIFICATION UNDER PART 6 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 – CONSTRUCTION OF AGRICULTURAL SPEC STEEL PORTAL FRAME WITH NATURAL FIBRE CEMENT ROOF AND YORKSHIRE BOARDING FOR STORAGE COOKS FARM HARTEST

#### 1. Purpose of Report

- 1.1 To determine whether the prior approval of details is required in respect of the siting, design and external appearance of the agricultural building.
- 1.2 This matter is referred to Committee as the Notification is a development proposal which has been submitted by a close family member of a District Councillor.

#### 2. Recommendation

- 2.1 That prior approval of details is not required.  
  
The Committee is able to resolve this matter

#### 3. Financial Implications

- 3.1 There are no financial implications arising directly from this report.

#### 4. Risk Management

- 4.1 There are no significant risks arising directly from this report.

#### 5. Consultations

- 5.1 The Parish Council have been consulted on this matter. Their objection can be summarised as:

- The building is located in a sensitive location and would be highly visible.
- It would adversely affect the landscape view of Hartest Millennium Wood.
- The scale of the building would introduce cement roof and panel cladding into the Special Landscape Area
- During the hours of darkness the lighting would be a serious pollution problem.

#### 6. Equality Analysis

- 6.1 There are no Equality and Diversity implications arising directly from this report.

## **7. Shared Service / Partnership Implications**

7.1 There are no shared service or partnership implications arising directly from this report.

## **8. Key Information**

8.1 The principle of the erection of an agricultural building on a unit of more than 5 hectares is permitted development under Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. This application can only assess whether prior approval of details, as set out in paragraph A.2 (2)(d)(i), will be required by the Local Authority.

8.2 The consideration of the Local Planning Authority is limited to whether the prior approval of the authority will be required in respect of the siting, design and external appearance of the building. The Local Planning Authority has no control over the principle of the development and cannot consider other issues or impacts.

8.3 The application must be decided within 28 days of receipt otherwise the developer can proceed with the development in accordance with the submitted details.

8.4 The proposed use of the building is for storage of straw, hay, machinery and fertiliser. The submission documents adequately justify the requirement for the building for agricultural purposes.

8.5 The building would be sited approximately 120 metres from the highway in the corner of an agricultural field. There is a substantial hedge to the southern boundary of the field and semi-mature woodland to the east. The proposed site is currently only just visible from the road and the submission proposes additional planting to be located close to the field entrance. The siting is considered to be acceptable.

8.6 The proposed materials are typical of agricultural buildings and adequate details of the external appearance of the building are provided on the notification form and within the submitted plans.

## **Conclusion**

8.7 Having regard to the above assessment it is considered that sufficient detail has been submitted and prior approval of details relating to the siting, design and external appearance of the building is not required.

## **9. APPENDICES**

9.1 None

## **10. BACKGROUND PAPERS**

10.1 Relevant papers of Planning File B/14/00481/AGD

### **Authorship:**

Name: Nicola Cook

Tel: 01473 826632

Job Title: Development Management Officer Email: nicola.cook@babergh.gov.uk