



**DMC2018-028**

**APPLICATION FOR PRIOR NOTIFICATION**

**Application No:**

**18NP0096**

**Proposed Development:**

Application for prior notification – Construction of deer handling unit at Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

**Applicant Name:**

Mr P R Wilson

**Reason for Committee Decision:**

The application relates to a property which is owned by or let to a Member of the Authority

**Recommendation:**

That Members delegate authority to the Head of Development Management to determine the application

**1. Introduction**

- 1.1 This application seeks determination as to whether prior approval is required for the construction of a deer handling unit at Ingram Farm. This request is made to the Local Planning Authority under Part 6 'Agricultural and Forestry' of the *Town and Country Planning (General Permitted Development) (England) Order 2015* (or 2015 GPDO). This is determined under a different procedure to full planning applications.
- 1.2 The application site comprises an area of land within a field approximately 140m south of Ingram Farm, which is accessed from the main road to the north between Gardeners Cottage and Drive House. A further residential property, known as Ingram Farm House, is located approximately 60m north of the site.



Fig. 1: Approx. location of application site



- 1.3 The proposed system would comprise a footprint of 19.8m x 18.9m, incorporating 3m high timber pens surrounding a central timber building measuring 3m and 3.5m to eaves and ridge height respectively, finished with a dual pitched green coloured corrugated roof.
- 1.4 The purpose-designed unit would be used for the handling, treating, sorting and loading of deer, with the potential to also be used for cattle and sheep, avoiding the need for livestock to cross the main road to the north of the site to access buildings at Ingram Farm. The building would not be used for permanent livestock accommodation, other than in case of sickness or emergency.
- 1.5 Applications for prior approval for agricultural development are not subject to the same publicity requirements as full planning applications, with no publicity or external consultations typically carried out, and therefore do not normally come before Members of Development Management Committee; this application is however being brought before Members as this relates to a site which is understood to be let to or owned by an Authority Member.
- 1.6 Agricultural prior approval applications carry a 28 day determination period, within which the Local Planning Authority (LPA) must determine whether prior approval is required. If within this 28 day period prior approval is found to be required, the LPA is then afforded a further period in which to determine whether approval should be given. If no written notice of determination is given within 28 days, the application is granted by default.
- 1.7 The consideration of an application for prior approval for agricultural development by the LPA is limited to an assessment as to whether the development would meet with the criteria set out within Part 6 of the 2015 GPDO ('the principle of the development'); and, where these criteria can be met, whether the prior approval of the LPA is required as to the siting, location and design of the proposed building. No additional matters may be taken into account, as reflected within the body of this report. Prior approval applications are typically considered as a desk-based assessment, with site visits undertaken in specific circumstances where this is necessary to enhance understanding of the site and surroundings.
- 1.8 Owing to the limited timeframe allowed to assess this application, this report is being brought before Members at a preliminary stage. It is recommended that authority is delegated to the Head of Development Management to determine the application within the allowed 28 day period, taking into account any new material planning considerations which may arise.



*Fig. 2: View south towards site of proposed development*

## **2. Planning Policy & Guidance**

### **2.1 National Policies**

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (2015 GPDO)

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

### **2.2 Local Policies**

#### **Northumberland National Park Authority Core Strategy (2009)**

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>



### 2.3 Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### 3. Relevant Planning History

None relevant to this site

### 4. Consultation/Representations

4.1 No external consultations are required to be undertaken as part of this application

**NNPA Historic Environment Officer:** *Awaiting response*

**NNPA Landscape and Forestry Officer:** *Verbal comments received raising no objections*

### 5. Assessment

#### 5.1 Introduction

5.1.1 The matters to be taken into consideration in the assessment of this application are:

- The principle of the development;
- The siting, location and design of the building; and
- Any other matters

#### 5.2 The principle of the development

5.2.1 Agricultural buildings can be constructed under permitted development rights set out within Part 6 of the 2015 GPDO, provided that the works take place on agricultural land; are reasonably necessary for the purposes of agriculture within that unit; and meet further criteria set out within legislation. Where these criteria are met, the Local Planning Authority can only assess whether prior approval is required for the siting, location and design of the proposed building.

5.2.2 The development is proposed to be carried out on agricultural land within an agricultural unit in excess of 5ha in area, not within a separate parcel of land which is less than 1ha in area, and is considered to be reasonably necessary for the purposes of agriculture within the unit.

5.2.3 The ground area of the handling unit would total 374m sq. and therefore falls within the permitted threshold of 1000m sq. as set by Class A A.1 (e) and amended under



*The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.* The unit would be located in excess of 25m from the main road through Ingram, which is unclassified.

- 5.2.4 The unit would be used for the handling, treating, sorting and loading of deer, avoiding the need for livestock to cross the main road, and could also be used for these purposes for cattle and sheep. The unit would not however be used for the accommodation other than in the event of sickness or emergency.
- 5.2.5 Based on the information made available to the LPA it is considered that the requirements set out within Part 6 of the 2015 GPDO (as amended) have been met, and the principle of the development is deemed to be acceptable.

### 5.3 The siting, location and design of the building

- 5.3.1 Based on the information made available to the LPA at this stage, the proposed structure is considered to be acceptable in terms of siting, appearance and design, being of a limited height and constructed from timber with a green coloured roof so as not to appear as overly prominent; sited within relatively close proximity to existing buildings so as not to be viewed as a completely isolated structure within the landscape; and being surrounded by rising land with immediately surrounding tree and hedge screening so as not to have a detrimental impact upon the wider landscape character or views of this part of the National Park. Verbal comments have been provided by the NNPA Landscape and Forestry Officer who has cited nearby screening and raised no objections to the proposed unit.
- 5.3.2 The application site does not fall within a Scheduled Ancient Monument however is located within an area of archaeological sensitivity, as defined by the NNPA Historic Village Atlas; accordingly, NNPA's Historic Buildings Advisor has been consulted on the application, from whom comments are awaited. Any comments received will be reported orally to Members at the DMC meeting.

### 5.4 Any other matters

- 5.4.1 Having regard for the matters that can be taken into consideration as part of the assessment of this application, whilst the site is located within the open countryside, no condition can be attached in respect of the prior approval of external lighting by the LPA, in order to ensure that this is appropriate within the context of the Dark Sky Park.
- 5.4.2 An Ecological Survey was not required to be submitted to support this application for prior approval and this is not a sensitive ecological site. As above, having regard for



the matters that can be taken into consideration, an assessment of ecological considerations cannot and is not required to be made as part of this application.

## **6. Conclusion**

- 6.1 Based on the information available to the LPA, the criteria set out within Part 6 of the 2015 GPDO (as amended) are considered to have been satisfied, and the principle of the development is therefore deemed to be acceptable.
- 6.2 The proposed building is considered to be acceptable in terms of siting, location and design; owing to the 28 day timeframe allowed for the LPA to determine this application this is however a preliminary assessment which is based upon the information submitted and consultation responses received to date. It is therefore recommended that Members delegate authority to the Head of Development Management to continue the assessment of this application and determine this accordingly before the 28 day expiry date of 30<sup>th</sup> October 2018.

## **7. Recommendation**

- 7.1 Following consideration of the information submitted and the above, it is recommended that Members delegate authority to the Head of Development Management to determine the application.

### **Contact Officer:**

For further information contact Rebecca Adams, Planning Officer on 01434 611552 or e-mail: [planning@nnpa.org.uk](mailto:planning@nnpa.org.uk)

### **Background Papers**

Application file 18NP0096  
EIA Screening Opinion

