

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane

Parish: North Huish **Ward:** South Brent

Application No: 3808/21/AGR

Agent:

Mrs Amanda Burden
Luscombe Maye
59 Fore Street
Totnes
TQ9 5NJ

Applicant:

Mr W Staddon & Ms E Taylor
C/O Agent
TQ9 5NJ

Site Address: Land at Butterford SX 719 548, North Huish, TQ9 7NL

Development: Application to determine if prior approval is required for a proposed agricultural storage building

Recommendation: Prior approval not required

Key issues for consideration:

Whether or not the siting, design, and external appearance of the proposed agricultural building are acceptable, or whether or not the Local Planning Authority requires further details of these elements of the development to be submitted through the prior approval process.

Site Description:

The applicant's own 10.5 hectares of land under their existing agricultural holding within the parish of North Huish. The site falls within the South Devon Area of Outstanding Natural Beauty.

The Proposal:

The applicant seeks confirmation of whether or not prior approval is required for a proposed agricultural storage building which would measure 30m x 12m, with a pitched roof, and a ridge height of 5.6m. The building would be clad within green box profile cladding to the side and rear elevations, the front gable end (east elevation) will be vertical timber clad with roller shutter door for access.

The proposal also includes the installation of hedgebanks to the south and the east of the building using the excess spoil from the site.

Consultations:

No consultations required for this type of application.

Representations:

One letter of objection has been received which would like to see more information on how this land will be used for organic use.

As this is a prior approval application only the siting, design and external appearance of the proposed building can be taken into consideration, whether or not the land would be used organically is not relevant in the assessment.

Relevant Planning History

None.

Analysis:

Part 6, Class A, of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) requires the Local Planning Authority to determine whether the prior approval of the authority will be required as to the siting, design, and external appearance of the proposed building.

Siting and Design:

The building would be sited in a field to the North West of the holding, approximately 200m away from the closest residential building and not visible from any footpath or public vantage points. The site is in a level corner of the field with access to the whole site. It is screened in the corner of the field by two significant hedgebanks to the North and West of the site. The proposed additional hedgebanks would provide additional screening of the building. The siting of the building is therefore considered to be acceptable.

The materials and colours of the proposed building are typical of agricultural structures across the district. No openings are proposed (other than the access door which would be solid), and so the design is not considered to have a potential impact on the wider landscape in terms of light, etc. The design and external appearance are therefore considered to be acceptable.

Conclusion:

The Planning Statement sets out a reasoned justification for the building, which is considered to be sited in an appropriate location considering the site context. Sufficient detail has been provided to allow Officers to ascertain that the building would be of an appropriate design and external appearance, and prior approval is therefore not required.

The prior notification process as outlined in Part 6 (Classes A, B and E) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not require an assessment of the proposal against the permitted development criteria of Part 6 (Classes A, B and E). Confirmation of whether or not the proposed works constitute permitted development can only be given following the submission of a certificate of lawful development application under Section 192 of the Town and Country Planning Act 1990.

This application has been considered in accordance with the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning Policy

The proposal requires an assessment as set out in the GPDO and as such, it is not necessary to consider the planning merits of the proposal.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

The above report has been checked and the plan numbers are correct in APP and the officers report. As Determining Officer I hereby clear this report and the decision can now be issued.

Name and signature: Rachel Head/Charlotte Howrihane

Date: 03.11.2021