DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00464/FP	Retention of agricultural building to be used as lambing shed /feed store	Land Off Slip Lane Old Knebworth Hertfordshire

Submitted Plan Nos
Location plan Proposed elevations P025 Cross section Floor Plan

1.0 Policies

LP2	Green Belt
SECN13	Protecting Green Belt Land
XSP5	Countryside and Green Belt
XNE1	Landscape

2.0 **Site History**

2.1 17/04267/PNQ Prior approval given for conversion of barns to a single residential unit.

3.0 **Representations**

3.1 Knebworth Parish Council – no comments received.

3.2 Local Residents/Site Notice – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is part of a small scale agricultural activity. The barn has already been erected and is located away from the road frontage. This follows the prior

approval to convert existing timber stables and barn into a dwelling, which is currently being implemented.

4.2 **Proposal**

4.2.1 The application is for planning permission for the retention of a barn 13.7 metres by 7 metres and 4 metres to the ridge. It is for lambing and storage of feed. The walls are clad in dark green profile sheeting. Please see drawings and photos on file.

4.3 **Key Issues**

4.3.1 The key planning consideration is whether this is appropriate development within the Green Belt and whether any other harm is being caused.

4.3.2 The NPPF (2018) advises that new buildings are inappropriate development in the Green Belt, but there is a list of exceptions and buildings for agriculture is one such exception. There is, therefore, no objection in principle. The building is set back approximately 18 metres from Sally Deards Lane and considerably further from Slip Lane. The site benefits from some hedge and tree screening along Sally Deards Lane, so it is not overly prominent in the landscape. I consider that there is no other harm caused.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposal and permission should be granted. Conditions are not required as the building is existing.

5.0 **Recommendation**

That permission be GRANTED.

Proactive Statement:

0. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 10 September 2018	