DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00895/AG	Galvanised steel portal framed building for use for hay storage	Dairy Farm Bygrave Road Baldock Hertfordshire SG7 5DS

Submitted Plan Nos
RE 2973 G (1)

1.0 Policies

2.0 **Site History**

2.1 There is a reasonable planning history for the site with pervious applications for the erection of agricultural buildings and an extension to the farmhouse.

3.0 **Representations**

3.1 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The farm is positioned on the south side of Bygrave Road. There is the main farmyard complex with open farmland extending to the east, south and west and also to the north on the other side of the road. The chosen location for the barn is to the south-west of the farmyard complex, adjacent to an existing area of hardstanding.

4.2 **Proposal**

4.2.1 The application is for a new barn to be used as a hay store. The last two barns on the site have been destroyed by arson. This application is required for a replacement barn and also for it to be sited much closer to the main farmyard complex in the hope of

preventing further arson attacks. The proposed barn is 24.5m by 12.2m and 7.8m tall. It is open sided on one side with thick concrete panels and box sheeting on the other three. The roof is a fibre cement roof with roof lights.

4.3 **Key Issues**

4.3.1 Consideration of the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6, Class A. In detail:

1.0 the unit holding is 57.5 ha;
2.0 the area where the works are to be carried out is larger than 1 ha;
3.0 no applications under part Q – S of part 3 have been carried out at the holding;
4.0 the works are not alterations or extension to a dwelling;
5.0 the building is for agricultural purposes;
6.0 the size area of the building is 298.8 sqm, less than the maximum permitted size of 465 sqm;
7.0 the works are not within 3 km of an aerodrome
8.0 the building height is 7.8m tall;
9.0 the works are not within 25m of a trunk or classified road;
10.0 the works are not within 400m of a protected building;
11.0 the works are not for fish farming;
12.0 the works are not for the storage of fuel or waste from a bio-mass system.

4.3.2 With regards to the conditions under Part 6 of Class A:

2.0 the site is not within 400m of a protected building;
3.0 it does no involve the extraction of minerals from the site;
4.0 additional hardstanding may be required around the building, but this is permitted under A2.1.c.

4.4 **Conclusion**

4.4.1 The building complies with the necessary criteria of the GPDO, Part 6, Class A and can be considered to be permitted development. I note that the barn will be seen on the farmland side of the existing farmyard complex. However, it is in close proximity to the existing farmyard and I do not consider will appear out of context or harmful to the open countryside setting of the land or area. The chosen materials will match the existing buildings in the farmyard and I have no objection to this. Therefore, prior approval is not required.

5.0 **<u>Recommendation</u>**

5.1 Prior approval is not required.

Signed	

 Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 May 2018	