DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00952/AG	Barn for Hay and Machinery storage.	Mill End Farm Mill End Sandon Hertfordshire SG9 0RN

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 Extensive planning history for agricultural buildings and a new house at the farm.

3.0 **Representations**

3.1 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Mill End farmyard lies to the west of the lane in an area of open undulating countryside. There is a farmhouse near to the lane frontage, with a large farmyard complex extending to the west. The site for the new barn is rear of the farmyard garden area, on the north-eastern edge of the farmyard complex.

4.2 **Proposal**

4.2.1 Erection of a barn that is enclosed on three sides and open on one side to be used for hay and machinery storage. The barn is 25m by 5m with a maximum right height of 5m.

4.3 **Key Issues**

4.3.1 Consideration of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A. Specifically:

1.0 the unit holding is over 30 ha and the area of the holding the barn is to be erected on is greater than 1ha;
2.0 there has not been a change of use under parts Q – S of Part 3 of the GPDO;
3.0 the works are not to a dwellinghouse;
4.0 the works are for agricultural purposes;
5.0 the size area of the building is 125 sqm, below the maximum of 465 sqm for buildings to be erected as permitted development;
6.0 the building height is 5m, but the site is not within 3km of an aerodrome;
7.0 the works are not within 25m of a trunk road;
8.0 the proposed site for the farm is within 400m of a protected building, but the farm is to be used for machinery and hay storage, not for livestock or slurry storage;
9.0 the building is not for fish farming;
10.0 the building is not for the storage of fuel or waste from a biomass system.

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

1.0 the proposed barn is within 400m of a protected building, but the barn is not to be used for the accommodation of livestock;
2.0 the works do not involve the extraction of minerals from the site;
3.0 there is hardstanding adjacent to where the barn is to be erected. Additional hardstanding may be required, but this is permitted under A2.1.c

4.4 **Conclusion**

4.4.1 The building complies with the necessary criteria of the GPDC, Part 6, Class A and can be considered to be permitted development. The siting of the barn is rear of existing buildings and a dense tree hedge, within the main farmyard complex and will not in my view have any adverse impact on the setting or context of the farmyard

5.0 **Recommendation**

5.1 Prior approval is not required.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 15 May 2018	