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By Email Only

Our ref: RW/JF

Date: 27th November 2022

Development Management
Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

Dear Sir/Madam

General Permitted Development Order – Part 6 Prior notification for erection of agricultural building. Land at Starvall, Kiln Pit Hill, Northumberland, DH8 9SB

We write with reference to the above and further to the preparation and submission of notification of the land owners intention to exercise their agricultural permitted development rights for the erection of an agricultural building.

This letter is prepared in order to provide further additional information to assist in the assessment of the notification. The site of the building forms part of a small land holding which is operated for agricultural purposes in conjunction with the use of an existing building on site for the purposes of the commercial breeding and rearing of rabbits and guinea pigs. The building for this use was granted permission in 2020 (18/04458/FUL) for an initial period of 3 years. This permission expires in early December and the applicant is in the process of preparing a new application for the retention of the building on the basis of the continued operation of the business. In conjunction with this existing business, the applicant also operates a small commercial agricultural operation on the additional land within the holding. The land within the holding at Kiln Pit Hill totals 1.235 hectares (1.186 ha not including the rabbit rearing building). The land operates under agricultural holding number CPH3136680163. The applicant also farm additional land through tenancy agreement. An additional 3.6 hectares of land is rented just to the south of the holding at Derwent View. A further 0.806 hectares is rented at Letch View, Kiln Pit Hill. Maps of this land and copies of the agreements are appended to this letter for reference. The total area of land farmed by the applicant is over 5 hectares.

From the holding the applicant commercial rears both sheep and pigs. The applicant breeds from ewes on an annual basis for the purposes of selling fat lambs. At present the applicant rears from 16 ewes with expansion of the flock ongoing through the retention of 6 of this year's lambs for the purposes of ongoing breeding. The applicant therefore sells approximately 20 lambs each year depending on lambing ratios. The sheep are held under flock number NL118141. Additionally, the applicant also has up to 10 pigs which are reared for slaughter and sale, and these are held under reference NL1872.

At present the only building on site is that specifically approved and used for the keeping of the breeding rabbits and guinea pigs. A necessity therefore exists for a modest agricultural building in order to allow for the storage of machinery and other agricultural apparel, as well as functioning as a lambing shed during the lambing period. This notification therefore brings forward proposals to erect an open fronted mono-pitch agricultural building, 20m in width and 12m deep. The building would have a maximum height at its front edge of 6.5m falling to a lower height of 4.2m at the rear. The building would be constructed based on a steel frame with block walls to lower height and timber cladding above. The design is typical of any single pitch agricultural building of this type.

In relation to the requirements of Part 6 of the GPDO, it can be noted that the proposal forms part of a holding of 5 hectares or more and is located within a parcel of land which is not less than 1 hectare in area. The building complies with all other relevant aspects of Part 6 of the GPDO in relation to its size and position, and it is confirmed that the building would not be used for the purposes of livestock accommodation or for the storage of slurry or sewage sludge within 400m of a protected building. The buildings is also the required 25m distance from any metal part of a trunk road or classified road. In the context of the site and the proposed use, it can therefore be seen that the building is an appropriate agricultural design and is reasonably necessary for the purposes of agriculture within that unit. It is therefore considered appropriate that the building is proposed as part of the applicant's commercial agricultural operations which take place from the site, and, in this context, it is not considered that the prior approval of the Local Authority to exercise these rights is required. should the authority consider that its prior approval is required, it is considered that this can be granted on the basis of the acceptability of the design of the building and its location, neither of which have any material harm on the character and appearance of the wider area.

We trust that this information is of assistance and that if you require any further information or clarification, you will not hesitate to contact us. We look forward to hearing from you within the prescribed period in relation to the determination of this submission.

Yours faithfully



Robin Wood

GRAZING LICENCE

THIS LICENCE is made on the Date set out in the Particulars **BETWEEN:**

- (1) The Licensor named in the Particulars (the 'Licensor'); and
- (2) The Licensee named in the Particulars (the 'Licensee')

IT IS AGREED as follows:

1) PARTICULARS

Date 13/4/22.

Licensor [REDACTED]

Licensee [REDACTED]

Premises The land known as ^{DEWENT VIEW} ~~FIELD~~ at ^{WEST OR SCHOOL HOUSE} extending to ~~8.2~~ ^{8.2} hectares (8.2 acres) and shown more particularly edged red on the attached plan and as more particularly described in Schedule 1.

Licence Period the period starting on ^{April 22} and expiring on ^{Rolling}.

Licence Fee ^{N/A} The sum of £() payable [] equal instalments of £. on [and (]

Rights The [right to keep [sheep ~~or specify other livestock~~] on the Premises for grazing purposes only] [and the] [right to mow the Premises ~~once~~] [twice] during the Licence Period and to take away the grass].

[Maximum head of (specify if necessary) livestock] ^{N/A}

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Model Clauses

SCHEDULE 1

The Premises

DERWENT VIEW FIELD.
KILN PIT HILL DH8 9SB

[Ordnance Survey] [National Description
Grid] Number

[Acres] [Hectares]

IN WITNESS whereof the parties hereto have hereunto set their hands the day and the year first hereinbefore written.

Signed by the

Signed:.....

In the presence of:

Name: ELAINE GADOMSKI

Address: 24 ENGLEFIELD CLOSE, KINGSTON PARK N/CLE NE3 2TU

Signed:.....

Date of Signature: 13/4/22

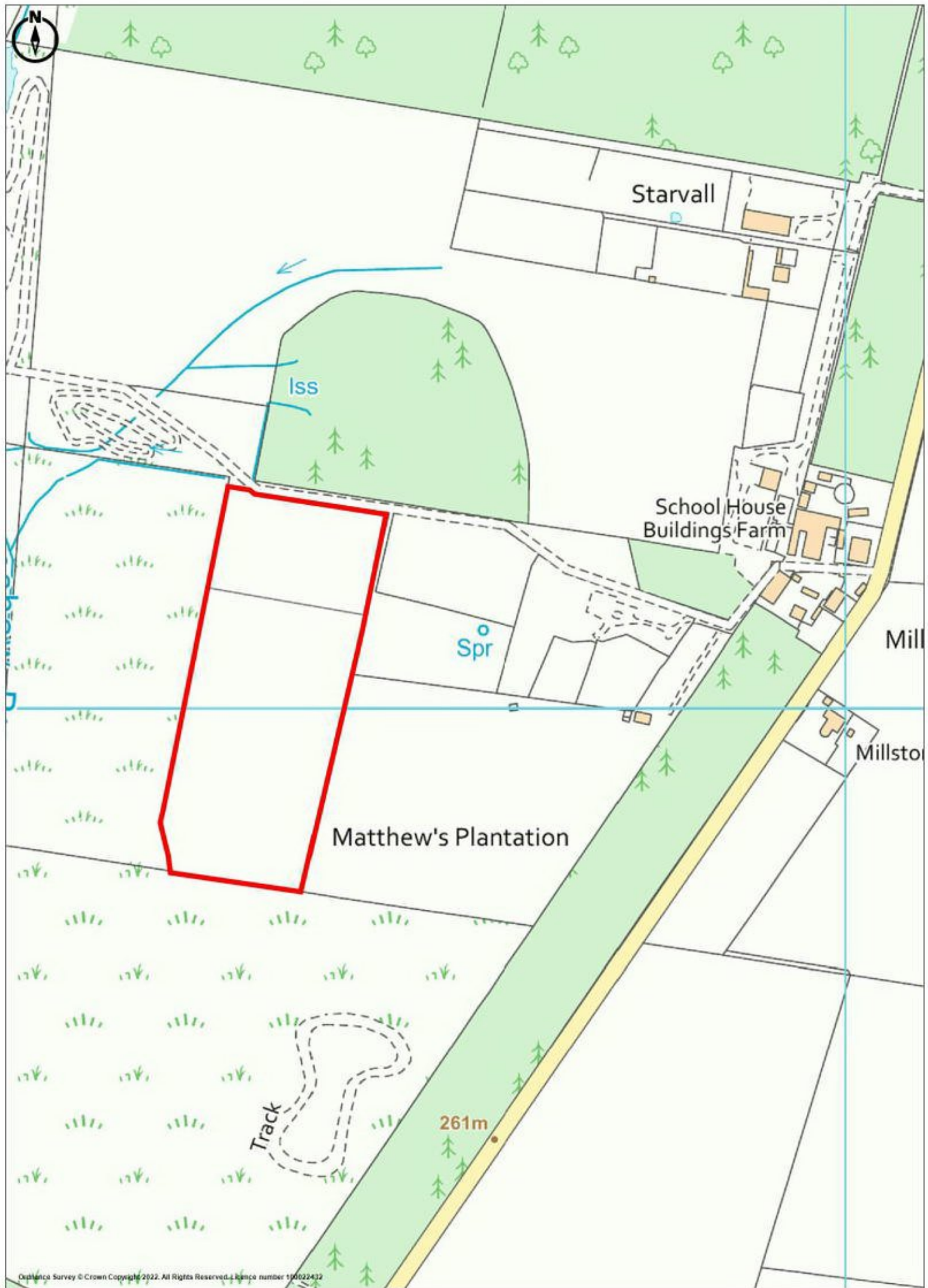
Signed by the Licensee

Signed:.....

In the presence of:

Name: ELAINE GADOMSKI

Address: 24 ENGLEFIELD CLOSE, KINGSTON PARK N/CLE NE3 2TU



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Promap
 LANDMARK INFORMATION

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 Plotted Scale - 1:5000. Paper Size – A4

Model Clauses

SCHEDULE 1

The Premises HIGH LETCH, KILN PIT HILL DH8 9SQ

[Ordnance Survey] [National Description
Grid] Number

[Acres] [Hectares]

IN WITNESS whereof the parties hereto have hereunto set their hands the day and the year first hereinbefore written.

Signed by the Licensor

Signed: [Redacted]

In the presence of:

Name: Tony Porter

Address: 14 Big Waters Close Brunswick NE13 7ES

Signed: [Redacted]

Date of Signature: 6/11/2022

Signed by the Licensee

Signed: [Redacted]

In the presence of:

Name: Tony Porter

Address: 14 Big Waters Close Brunswick NE13 7ES

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Ref: MC004
Last reviewed: February 2022

Previous version: July 2020

Model Clauses

Signed: _____

Date of Signature: _____

6/11/2022

Warning

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- (2) The Licensee named in the Particulars (the 'Licensee')

IT IS AGREED as follows:

1) PARTICULARS

Date 6/11/22.....

Licensor

Licensee

Premises

The land known as HIGH LERT at KEN PITHILL extending to ROZING approximately hectares (acres) and shown more particularly edged red on the attached plan and as more particularly described in Schedule 1.

Licence Period

the period starting on Nov 2022 and expiring on ROZING

Licence Fee

N/A

The sum of £() payable [] equal instalments of £. on [and (]

Rights

The [right to keep [sheep ~~or specify other livestock~~] on the Premises for grazing purposes only] [and the] [right to mow the Premises ~~once~~] [twice] during the Licence Period and to take away the grass].

[Maximum head of (specify if necessary) N/A livestock]

Model Clauses

Signed: _____

Date of Signature: 13/4/22 _____

Warning

This document is a specimen only. The information contained in these the NFU's guidance notes and specimen model clauses is not exhaustive. The information is not intended to avoid the need to seek appropriate legal, accountancy or other professional advice tailored to your specific circumstances. The full document, including any introduction and guidance notes should be read as a whole and parties should consider very carefully how to adapt it to fit their own circumstances, taking professional advice where appropriate. For free initial further advice please call NFU CallFirst on 0370 845 8458. The NFU will be pleased to arrange for members to obtain advice from the NFU's relevant professional Panel firms.

