



**Northumberland**  
County Council

County Hall, Morpeth, Northumberland, NE61 2EF

| For official use only |  |
|-----------------------|--|
| Application No:       |  |
| Received Date:        |  |
| Fee Amount:           |  |
| Paid by/method:       |  |
| Receipt Number:       |  |

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Greenholes

Address Line 1

Shield Hill

Address Line 2

Address Line 3

Northumberland

Town/city

Haltwhistle

Postcode

NE49 9NW

Description of site location must be completed if postcode is not known:

Easting (x)

371108

Northing (y)

564790

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Lexy

Surname

Knowles

Company Name

Greenholes Farm

### Address

Address line 1

Greenholes Farm

Address line 2

Shield Hill

Address line 3

Town/City

Haltwhistle

County

Country

United Kingdom

Postcode

NE499NW

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Greenholes Farm is a registered agricultural unit (County Parish Holding Number - 31/179/0169) which carries out low intensity, organic, mixed farming and receives grant and rural payments (Single Business identifier - 118864152) as well as revenues from the small-scale sale of hay, wool, honey, meat and eggs.

In November 2021, an open hay barn on the site was severely damaged by Storm Arwen and subsequently demolished. This has restricted the farm's capacity to make and sell hay, an activity which cross-subsidises other farming activities, as well as providing necessary winter feed for the Shetland flock and bedding for chickens.

The proposed works are for the erection of a replacement agricultural unit at a short distance from the original site. The unit will provide vermin and theft proof storage for animal feed and valuable agricultural machinery, including a tractor, trailer and landrover. The existing farm building - an open sided, wooden barn- has been partially reconfigured to provide animal housing. There is a pressing need to free up the remainder of the space to accommodate next autumn's hay and this will put pressure on other storage needs, compromising the owner's capacity to continue the existing farming activities on the land, in accordance with its designated use.

Storage of hay is critical to the smallholding's ethos and an essential strategy for the preservation of ground nesting birds. The loss of agricultural buildings, through non-replacement, is closely linked to the growing production of plastic wrapped silage, which can be stored outside. However, the production of silage is carried out earlier in the year, during the nesting season, and is a significant contributory factor to the loss of Curlew and Lapwing in Northumbrian habitat. Without the new building, the smallholding will be unable to take hay and this will lead to a significant increase in animal food costs for both ourselves and surrounding neighbours.

The proposed building will be a steel framed unit with breeze block or concrete panelling to 1.5m or thereabouts, with dark green corrugated sheeting above, to a eave height of 3.3 m. The roof will also be in corrugated sheeting. Vehicular access will be via a single roll-up door on the east end. A single door in the south side will allow quick access to the feed area.

The height of the building is to match that of the existing open barn and the proposed siting will have the additional benefit of providing a wind break to the open barn. The two buildings will be separated by a farm track leading to the fields to the west.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The site is an area of farm yard, adjacent to an existing farm building, along side an area of registered pasture land. A trailer is regularly parked on the land but it is also used as part of a cycle of rotation for mobile chicken housing. The chicken housing can be moved elsewhere and the proposed building will provide a more secure storage area for the trailer and other farm machinery.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

Farm yard

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

areas of concrete hard standing within packed earth. farm tracks of hard core overtopped with packed earth.

**Proposed materials and finishes:**

concrete hard standing to prevent ingress by vermin. Hard standing linked to hard core, soil-topped farm track.

**Type:**

Walls

**Existing materials and finishes:**

Open sided barn - wood posts faced with corrugated iron sheeting. Dairy - Traditional rubble stone walls.

**Proposed materials and finishes:**

Steel frame construction. Concrete panel or rendered breeze block construction to 1.5 m with corrugated iron sheeting (dark green) above.

**Type:**

Roof

**Existing materials and finishes:**

Open side barn - Corrugated iron sheeting over wooden trusses. Dairy - Welsh slate over wooden trusses.

**Proposed materials and finishes:**

Corrugated iron sheeting over wooden trusses.

**Type:**

Doors

**Existing materials and finishes:**

Open Barn - n/a Dairy - Wood.

**Proposed materials and finishes:**

Metal side door of same colour (dark green) as walls and roof. Metal roll-up vehicular access of same colour (dark green) as walls and roof.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment



Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\* REDACTED \*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

22/04260/AGRGDO

Date (must be pre-application submission)

16/11/2022

Details of the pre-application advice received

The advice stated that the proposed development did not meet the threshold of evidence to confirm that it was D.1 (1) "land in use for agriculture and which is so used for the purposes of a trade or business" in order to allow permitted development under Part 6 Class A of the TCPO.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Lexy

Surname

Knowles

Declaration Date

10/03/2023

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lexy Knowles

Date

24/04/2023