

# Paul Skelton Planning

Town and Country Planning Consultancy

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Development Management

City of York Council

West Offices

Station Rise

York

YO1 6GA

Date: 1 November 2023

Dear Sir/Madam

**Re: Re: Proposed Agricultural Building at Crabtree Farm, York Road, Deighton, York, YO19 6ES**

Please find enclosed an application for planning permission for an agricultural building on land to the west of Crabtree Farm, Deighton, submitted on behalf of our clients Mr and Mrs Atherton.

The planning application fee has been paid by my client via the Planning Portal in advance of the application being received by the Council.

The application is supported by the following documents:

- Completed planning application form;
- Location Plan
- Block Plan
- Drawings of the proposed building
- Technical details of the proposed building
- Photograph of solar panels proposed for the roof
- EA flood map for planning extract
- This covering letter.

The application proposes a small agricultural building measuring 3.6m x 8m; the ridge height would be a little under 3.6m. The materials are profiled metal sheeting (Juniper Green to reflect the rural surroundings). The south facing roofslope will house solar panels to improve the sustainability credentials not only of the proposed building, but also the Applicants' home. The solar panels measure 1632 x 986 x 42 mm.

Address: 15 Beech Avenue, York, Y24 4JJ



The proposed building is required to house machinery and equipment related to the upkeep of the land, some of which is currently stored externally, including a trailer, mower and other tools. The building will allow this machinery and equipment to be storey securely and sheltered from the elements.

The location of the building has been chosen because of its proximity to the existing field gate serving the land; it's proximity to the northern field boundary; to allow the solar panels proposed for the south facing roofslope to take best advantage of the movement of the sun; and to avoid conflict with an existing Klargester which is sited between the proposed building and the roadside boundary.

As you will see from the enclosed extract from the Environment Agency flood map for planning, the site is located in Flood Zone 1 and does not meet the criteria for a flood risk assessment.

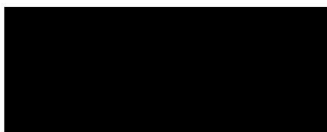
The site is located in the York Green Belt. Paragraph 149a) of the National Planning Framework confirms that new agricultural buildings are appropriate development in the green belt. As per *R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404*, the building should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in the Green Belt.

Because the building is so low-key there would be very limited impact on the rural landscape. No trees or hedgerow would be lost as a result of the proposals. The lane that runs past the site is also a public right of way. The lane is very lightly trafficked by vehicles and pedestrians and whilst the building will be clearly visible from the lane when passing the site, it is not at all unusual to see agricultural buildings of this nature in the countryside.

The building would not be close to residential properties (other than the applicants' own house) and therefore there would be no acceptable impact on living conditions.

I look forward to receiving acknowledgement of the application. If the appointed case officer requires any further information on the proposal then please do not hesitate to contact me.

Yours Faithfully

A solid black rectangular box used to redact the signature of Paul Skelton.

Paul Skelton MRTPI