



CITY OF  
**YORK**  
COUNCIL

Directorate of City and  
Environmental Services

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Our Ref: 12/02662/AGNOT  
Your Ref: nelson  
Date: 10 September 2012

Dear Sir/Madam

**Application at:** Country Park Pottery Lane Strensall York YO32 5TJ  
**For:** Erection of agricultural building for the storage of  
agricultural machinery and equipment  
**By:** Miss R Nelson,  
**Type of Application:** Agricultural Notice

I write with reference to your application for determination as to whether prior approval of the City of York Council would be required for the above proposal.

I have now been able to examine your application in more detail and I write to confirm that, in this case, the local planning authority do not require the full details of the siting, design and external appearance to be submitted for prior approval. This is on the basis that the proposal will be carried out in accordance with the description and plans which you have submitted for my consideration.

Please do not hesitate to contact me if you have any queries on the above.

Yours faithfully

Mr Ian Pick  
Ian Pick Associates Ltd  
Llewellyn House  
Middle Street  
Kilham  
Driffield  
East Yorkshire  
YO25 4RL

## DELEGATED REPORT

**Date:**  
**Team:** Major and Commercial Team

**Ward:** Strensall  
**Parish:** Strensall With Towthorpe Parish Council

**Reference:** 12/02662/AGNOT  
**Application at:** Country Park Pottery Lane Strensall York YO32 5TJ  
**For:** Erection of agricultural building for the storage of agricultural machinery and equipment  
**By:** Miss R Nelson  
**Application Type:** Agricultural Notice  
**Target Date:** 10 September 2012  
**Recommendation:** No Objections

### 1.0 PROPOSAL

1.1 Prior Determination of Details is sought in respect of the erection of an agricultural building 36.6 metres long, 12.2 metres wide and 6 metres high to the ridge, constructed in block work and green coloured profile steel sheeting at the Country Park, Pottery Lane, Strensall. The building is intended to store fodder and equipment for use in the keeping of sheep transferred from Cumbria on the land directly to the north. The site lies within the York Green Belt.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGB1  
Development within the Green Belt

### 3.0 CONSULTATIONS

3.1 There is no provision within the Regulations governing the determination of applications for prior approval of details of agricultural roads and farm buildings for the undertaking of a consultation/notification exercise.

## **4.0 APPRAISAL**

### **KEY CONSIDERATIONS:-**

#### **4.1 KEY CONSIDERATIONS INCLUDE:-**

\* Effect of Part 6 to Schedule 2 of the 1995 Town and Country Planning General Permitted Development Order;

\* Impact upon the open character and purposes of designation of the York Green Belt.

### **AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS.**

4.2 Part 6 of the 1995 Town and Country Planning General (Permitted Development) Order affords significant permitted development rights in respect of the erection of agricultural buildings and the construction of agricultural roads providing certain pre-conditions are met. In respect of the current proposal for the erection of a building for the storage of fodder and equipment associated with the keeping of sheep the proposed building is not for the housing of livestock itself, it is not within 25 metres of the metalled part of a classified road, it is within a land parcel over 1 hectare in area, it does not cover more than 465 square metres in area and is not in any part more than 12 metres high. The proposal therefore falls within the permitted development rights attaching to the holding. The proposed building would be constructed in green coloured profile steel sheeting and block work and would be 6 metres to the ridge. This reflects the design of other farm buildings within the local area to the north and west. Extensive landscape planting has been undertaken directly to the west of the application site.

### **IMPACT UPON THE OPEN CHARACTER AND PURPOSES OF DESIGNATION OF THE GREEN BELT:-**

4.3 Policy GB1 of the York Development Control Local Plan sets a firm policy presumption that Planning Permission will only be granted within the Green Belt where the scale, location and design of such development would not detract from the open character of the Green Belt and it would not conflict with the purposes of including land within the Green Belt and it is for one of a number of purposes identified as being appropriate within the Green Belt including agriculture and forestry. This clearly reflects Central Government policy in respect of Green Belt areas outlined in the NPPF. The proposed development which is associated with an established sheep farming enterprise is therefore appropriate within the Green Belt. In terms of its impact on openness extensive landscaping has been planted directly

to the west and the scale and palette of materials is considered appropriate when compared with other agricultural buildings in the locality.

## **5.0 CONCLUSION**

5.1 The application relates to the erection of an agricultural storage building to hold fodder and equipment related to an existing sheep rearing operation. The proposal falls within the holding's agricultural Permitted Development Rights as set down in Part 6 to Schedule 2 of the 1995 Town and Country Planning General (Permitted Development) Order. As agricultural development the proposal is appropriate within the Green Belt and it is not felt that the proposal would give rise to significant material harm to its openness.

**6.0 RECOMMENDATION:** No Objections

## **7.0 INFORMATIVES:**

### **Contact details:**

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