

**Durham County Council**

Regeneration and Economic Development  
 Planning Development  
 County Hall  
 Durham  
 DH1 5UL



Application to determine if prior approval is required for a proposed: Erection, Extension or  
 Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as  
 amended) - Schedule 2, Part 6

**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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Satley Farm"/>
Address Line 1	<input type="text" value="Road Leading To Satley Farm"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Durham"/>
Town/city	<input type="text" value="Satley"/>
Postcode	<input type="text" value="DL13 4HT"/>

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

Easting (x)	Northing (y)
<input type="text" value="411817"/>	<input type="text" value="543349"/>

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

Garry

Surname

Hodgson

Company Name

GHBD Limited

## Address

Address line 1

Office 99

Address line 2

Derwentside Business Centre

Address line 3

Consett Business Park

Town/City

Consett

County

Country

United Kingdom

Postcode

DH8 6BP

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building  
 An extension  
 An alteration

Please describe the type of building

Agricultural building for storage (combine harvester, baler, hay/silage bales and miscellaneous farming equipment)

**Please state the dimensions of the building**

Length

30.5

metres

Height to eaves

6.1

metres

Breadth

18.24

metres

Height to ridge

8.6

metres

**Please describe the walls and the roof materials and colours**

**Walls**

Materials

Concrete panels to lower walls (2.0m high). Profile metal sheet cladding to upper walls

External colour

Sage green cladding. Concrete panels natural colour (grey)

**Roof**

Materials

Fibre cement sinusoidal sheet roof cladding

External colour

Concrete cladding natural colour (grey)

Has an agricultural building been constructed on this unit within the last two years?

- Yes  
 No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes  
 No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- Yes  
 No

**Please note:** If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes  
 No

## The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

202.3

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

**How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?**

Years

141

Months

1

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes  
 No

If yes, please explain why

Existing barn in which the combine harvester and baler are currentley housed is in a dilapidated state and need replacement. The hay and silage bales are currently stored externally along with a number of trailers and tillers. The proposed agricultural shed will be able to house all of this equipment.

Is the proposed development designed for the purposes of agriculture?

- Yes  
 No

If yes, please explain why

The proposed building is a steel frame building that is open fronted. The building will have concrete panels to the lower part of the walls and metal cladding to the upper walls. The walls and roof are uninsulated.

Does the proposed development involve any alteration to a dwelling?

- Yes  
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes  
 No

What is the height of the proposed development?

8.6

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes  
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- 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

## Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Garry Hodgson

Date

21/02/2024