

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land on the east side of Holmside Hall Road, see grid reference and plans for exact location. Postcode stated here is the nearest available postcode, and is located to the south of the proposed site.

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Braines

Company Name

Address

Address line 1

Holmside Cottage Farm

Address line 2

Holmside

Address line 3

Town/City

Durham

County

County Durham

Country

UK

Postcode

DH7 6EX

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

Robert

Surname

Jauneika

Company Name

H&H Land & Estates

Address

Address line 1

Blackmoor Court

Address line 2

Address line 3

Durham Moor

Town/City

Durham

County

Country

United Kingdom

Postcode

DH1 5ER

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, with steel portal frame, part concrete panel walling and part yorkshire boarding to upper level, box profile sheet roofing (Juniper Green). Roller door to front elevation. Building for agricultural purposes/use, including fodder storage and general agricultural storage. Hardcore apron around three sides of building to allow vehicle movements/access - please see plans submitted.

Please state the dimensions of the building

Length

24.38

metres

Height to eaves

5

metres

Breadth

15.24

metres

Height to ridge

6

metres

Please describe the walls and the roof materials and colours

Walls

Materials

2 course concrete panel, and remainder yorkshire boarding in natural finish/colour.

External colour

Natural timber and concrete.

Roof

Materials

Box profile sheeting

External colour

Juniper Green

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)

33.5

Scale

Hectares

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

1 or more

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

99

Months

0

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

- Yes
 No

If yes, please explain why

There are currently no buildings to support the farming of this area of land, which forms a large distinct block of agricultural land, farmed as part of the wider farming operation by the Applicant. This subject land parcel is the core of the farming operation. The building is required to support the farming of this large (83 acre) parcel of land. The building will be used for entirely agricultural purposes.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Typical modern agricultural building design. Various usual proposed agricultural uses (please see submitted covering letter).

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?

6.0

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

Robert Jauneika

Date

18/03/2024