

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0234/PN3
Location: Nyn Manor, Vineyards Road, Northaw, Potters Bar, EN6 4PQ
Proposal: Erection of agricultural building for storage
Officer: Mr M Peacock

Recommendation: Refused

6/2016/0234/PN3

Context			
Site and Application description	The applicant is seeking confirmation as to whether prior approval is required for the erection of agricultural building for storage of hay and agricultural machinery on land at Nyn Manor, Vineyards Road, Northaw, Potters Bar, EN6 4PQ.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt LCA - Landscape Character Area (Northaw Common Parkland) PAR - Parish (Northaw and Cuffley) WARD - Northaw and Cuffley		
Relevant planning history	Application Number: 6/2015/2515/PN3 Decision: Withdrawn Decision Date: 18 January 2016 Proposal: Prior approval for the erection of portal frame structure, roller shutters, personal doors, ventilation, cladding and tile type metal roof measuring 36.5m length, 12.5m breadth and 9.8m height.		
Consultations			
Neighbour representations	Support:	Object: 1	Other:
Publicity	Site Notice Displayed Date: 07 April 2016		
Summary of neighbour responses	<i>"The position of this barn will be a 'blot' on the horizon - could it not be put nearer the gate when it will not be so obvious to the distant viewers."</i>		
Town / Parish representations	None		
Consultees and responses	None		
Main Issues			
<p>1. Whether the proposal requires prior approval in accordance with Part 6 of Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 with regard to;</p> <ul style="list-style-type: none"> • Siting • Design and external appearance 			

<p>Siting</p>	<p>The proposed building would be situated approximately 610m north west from the main group of farm buildings which make up Nyn Manor Farm and includes three Grade II listed buildings. Given this distance and the nature of the development, the building would not harm the setting of these heritage assets. Furthermore, the building would not be located in an area with identified flooding or surface water drainage issues.</p> <p>The nearest highway is The Ridgeway (B157) which is approximately 110m to the north of the proposed building. The applicant's covering letter explains that access to the site is gained via a new "truck road" which extends approximately 300m from an existing access road which itself runs approximately 290m parallel with The Ridgeway before joining the highway at the western end of the lay-by which serves the residential properties Nos.87-133 The Ridgeway.</p> <p>The proposed building would be approximately 90m from the rear elevation of No.133 The Ridgeway and approximately 37m from the garden of this property, which is the closest the proposed building. This is considered to be sufficient separation distance avoid any significant impact on the occupier's residential amenity or quality of life.</p> <p>Notwithstanding the above, the siting of the building is such that it has not been located in the least obtrusive position to ensure that it would not have a detrimental impact upon the landscape or the openness and visual amenity of the Green Belt. Although close to a field boundary, the building is proposed in an isolated location in an area which is predominantly open, save for a post and wire fence and a few small shrubs. In terms of topography, the building would be sited at a high point in the surrounding landscape which affords panoramic views to the south and east. As a result the building would be readily visible from near and distant viewpoints.</p> <p>The siting of the development would also prejudice the efficient use of the land as it relies on the formation of a new 300m long access road. In addition to the extensive area of hard surfacing that would be created, the access road would section off a strip of land measuring approximately just 16m x 200m. The narrow width of this strip of land, together with its siting between the access road and the site boundary, would limit its use.</p>
<p>Design and external appearance</p>	<p>The proposed building would measure 36.5m x 12.5m with an overall height of 9.8m (5.1m to the eaves). The walls of the building would be finished in black horizontal timber cladding and the roof would be insulated metal in a tile form and finished in a dark red colour. These materials are considered appropriate for a general agricultural storage use.</p> <p>There are no large trees, hedgerows or existing buildings within close proximity to offer any significant degree of screening to the proposed building. The building would be prominent in views from the residential properties fronting onto The Ridgeway and in views from an extensive area of open countryside to the south, east and west of the building. There would also be views of the building from the field immediately to the north. On the opposite side of this field, approximately 100m north</p>

	<p>of the building, is a line of trees which would provide effective screening from the highway during the summer months, although the building is likely to be visible in winter. The existing ribbon of residential properties fronting onto The Ridgeway would screen the proposed building in distant from the north east.</p> <p>By reason of its size, prominent location and the limited screening available, the proposed building would appear as a visually dominant and incongruous addition to the rural setting.</p>
Any other considerations	<p>The applicant should note that this assessment does not confirm the lawfulness of the proposed building with regards to Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015. This application only considers whether or not prior approval is required and, if it is, if it is acceptable to approve prior approval. To have the Local Planning Authority formally consider the lawfulness of the building under the above mentioned Class of the GPDO, an application for a lawful development certificate for a proposed use or development should be submitted.</p>
Conclusion	
<p>The proposed building, hardstanding and the access would be located in an open and obtrusive position which would unduly detract from the Landscape Character Area and the openness and visual amenity of the Green Belt. The siting would prejudice the efficient use of land as it relies on excessive hardstanding for access and would section off a narrow strip which would limit its use contrary to the National Planning Policy Framework and Policies GBSP1 & RA10 & RA18 & D1 & D2 of the Welwyn Hatfield District Plan 2005.</p>	

Reasons for Refusal:

1. The proposed building, hardstanding and the access would be located in an open and obtrusive position which would unduly detract from the Landscape Character Area and the openness and visual amenity of the Green Belt. The siting would prejudice the efficient use of land as it relies on an excessive hardstanding for access and would section off a narrow strip of land which would limit its use contrary to the National Planning Policy Framework 2012 and Policies GBSP1, RA10, RA18, D1 and D2 of the Welwyn Hatfield District Plan 2005.
2. REFUSED DRAWING NUMBERS: SK10A & SK11A received and dated 14 March 2016.
1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

Informatives:

Determined By:

Mr A Mangham
3 May 2016