

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2018/0636/PN19
Location: Home Farm Carbone Hill Northaw Potters Bar
Proposal: Prior approval for the erection of an agricultural building
Officer: Mr Richard Sakyi

Recommendation: Prior Approval Not Required

6/2018/0636/PN19

Context	
Site and Application description	<p>The application site lies on the southern side of New Park Road within an identifiable ribbon of residential development on both sides of the road at this point. The site currently comprises a paddocks, grazing land and meadow land and appears to be currently divorced from the original farmhouse (Home Farm). The land falls steeply from New Park Road to the south of the site. The site is bounded to the northeast by Carbone Hill and to the west and south by agricultural land. The access to the site is obtained from New Park Road via field bar gates on the frontage. The site is within the Green Belt and a Landscape Character Area as identified in the Proposals Map of the adopted Welwyn Hatfield District Plan 2005.</p> <p>Prior approval is sought for the erection of agricultural building with external dimensions of 33m long x 13.9m wide with maximum ridge height of 8.0m. The proposed structure would be constructed of Steel Portal Pole Barn with pre-cast concrete interlocking panels to the flanks with open front and rear elevations and corrugated roofing sheets.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (North Mymms Common and Newgate Street Farmed Plateau) - Distance: 0 LCA - Landscape Character Area (Ponsbourne and Tolmers Parkland Estates) - Distance: 0 LCA - Landscape Character Area (Northaw Great Wood) - Distance: 0 SSSI - SITE OF SPECIAL SCIENTIFIC INTEREST (Northaw Great Wood - SSSI4) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 SSSI - SITE OF SPECIAL SCIENTIFIC INTEREST (Northaw Great Wood - SSSI4) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 WILD - Wood N. of Postern Gate - Distance: 0 WILD - Woodland Strip N. of School Camp - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/1987/0305/FP Decision: Granted Decision Date: 31 July 1987 Proposal: Change of use from agricultural buildings to livery stables and</p>

formation of an open air ménage.

Application Number: S6/1999/0805/FP
Decision: Approval Subject to s106
Decision Date: 27 September 2000
Proposal: Change of use of land from agricultural and equestrian use to 18 hole golf course

Application Number: S6/2001/0900/FP
Decision: Granted
Decision Date: 10 May 2002
Proposal: New golf club house

Application Number: S6/2001/0901/FP
Decision: Granted
Decision Date: 10 May 2002
Proposal: Conversion and partial reconstruction of agricultural buildings to form three dwellings

Application Number: S6/2002/1699/FP
Decision: Granted
Decision Date: 17 March 2003
Proposal: Conversion and partial reconstruction of agricultural buildings to form three new dwellings and new access. (Amendment to S6/2001/0901/FP)

Application Number: S6/2003/0571/FP
Decision: Granted
Decision Date: 13 August 2003
Proposal: Erection of new golf club house with ancillary parking (Amendment to S6/2001/900/FP)

Application Number: S6/2007/0846/FP
Decision: Granted
Decision Date: 31 October 2007
Proposal: Construction of pond

Application Number: S6/2010/2600/MA
Decision: Granted
Decision Date: 18 February 2011
Proposal: Conversion of existing golf club house to single residential dwelling including change of use of part of the adjoining Golf Course land to residential with new hard and soft landscaping

Application Number: S6/2014/0177/FP
Decision: Granted
Decision Date: 21 November 2014
Proposal: Construction of a new garage building, construction of a new stables block with manege for personal use, associated hard and soft landscaping ancillary to the dwelling. Furthermore, change of use of land for the keeping of horses.

Application Number: 6/2017/1467/HOUSE
Decision: Granted
Decision Date: 11 October 2017

	Proposal: Remodelling of the existing dwelling to include the erection of wrap around extension following demolition of side extension and front porch		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None received		
Consultees and responses	None received		
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>This notification seeks determination as to whether this proposal would constitute permitted development under Part 6, Schedule 2, Class A of the GPDO and, subsequently, whether prior approval for the works would be required.</p> <p>Part 6, Schedule 2, Class A of the GPDO states:</p> <p><i>The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of —</i></p> <p style="padding-left: 40px;"><i>(a) works for the erection, extension or alteration of a building; or</i></p> <p style="padding-left: 40px;"><i>(b) any excavation or engineering operations,</i></p> <p><i>which are reasonably necessary for the purposes of agriculture within that unit.</i></p> <p>The applicant has provided a plan indicating the agricultural unit the subject of this application exceeds 5ha in size. It appears on the visit to the site that the main activities taking place on the land is the keeping and grazing of horses as the land has been divided into paddocks/grazing land. The area to the south of the site appears to be used for the growing of meadow to produce hay probably in connection with the equestrian use of the site.</p> <p>Whilst it appears that the activities on Home Farm have diversified from being purely agricultural to equestrian as the mainstay of the site, the applicant has indicated that the use of the new barn will be for agricultural purposes for the storage of hay.</p> <p>Siting</p> <p>The proposed building would be sited adjacent to the wooded area close to the pond on the south-east section of the site. The land slopes steeply from the north to the south and there are no intervening features between the site and the residential properties fronting New Park Road. However, due to the location and the nature of the landform, the new building would not appear unduly intrusive in the landscape. It is therefore considered that the proposed siting of the new building is</p>		

	<p>considered acceptable.</p> <p>Design and external appearance</p> <p>The building would be functional in design and finished in grey pre-cast concrete interlocking panels with corrugated roofing sheet. Its scale, form and materials are considered appropriate for a general agricultural storage use.</p> <p>Although there is doubt as to whether the application falls within the scope of Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015.</p> <p>Notwithstanding the above, the remit of the Council as the Local Planning Authority is to consider the application within the parameters of the Prior Approval Procedure.</p>
Any other considerations	<p>Officers are aware that consultation is still ongoing until 5 April 2018. However the 28 days for this application extends only until 3 April 2018. Therefore to retain this application under consideration until 5 April would mean that approval would automatically be given. However, whilst it is not ideal to determine this application prior to the consultation expiring, the GPDO does not require any consultations to have taken place.</p>
Conclusion	
<p>In accordance with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, prior approval for the siting, design and external appearance of the proposed agricultural building is not required.</p> <p>It must be noted that the application has been considered within the parameters of the Prior Approval Procedure only and not on the basis of whether it falls within the criteria specified under Class A, Part 6 Schedule 2, of the Town and Country Planning (General Permitted Development)(England) Order 2015.</p>	

DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
316-PL-03		Proposed Elevations	6 March 2018
316-PL-02		Proposed Ground Floor and Roof Plan	6 March 2018
316-PL-01		Site Location/ Block Plan	6 March 2018

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. In accordance with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, prior approval for the siting, design and external appearance of the proposed agricultural building is not required.

Informatives:

1. The application has been considered within the parameters of the Prior Approval Procedure only in relation to siting, design and external appearance and not on the basis of whether it falls within the criteria specified under Class A, Part 6 Schedule 2, of the Town and Country Planning (General Permitted Development)(England) Order 2015. You are advised to submit an application for a Certificate of Lawfulness of Proposed Development under S192 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Determined By:

Mr Mark Peacock
3 April 2018