DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1217-18**	**Applicant:**	**F Dring and Sons Ltd**
Proposal:	Proposed steel framed agricultural building		
Location:	Double Roof House High Road Moulton		
Terminal Date:	9th January 2019		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015

Representations:

	Object	Support	No Obj.	Comments
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

This is an Agricultural Determination application for a proposed steel framed agricultural building at Double Roof House, High Road, Moulton. The proposal is outside of defined settlement limits in the open countryside, and the surrounding area is predominantly rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a building that measures 47.377 metres in width and 19.3 metres in depth, with a 6.98 metre eaves height and a 9.385 metre maximum apex height. The building walls will be constructed from olive green, tantalised plastic coated sheeting / Yorkshire board, with a goosewing grey plastic coated steel roof. The proposed building will be sited north and east of the existing buildings and it's purpose is the temperature controlled storage of crops grown by the farm.

Two members of the public have expressed concerns regarding lighting, vehicle vibration and potential noise. There is not lighting proposed as part of the building and any noise concerns can be investigated by the Environmental Protection Officer should a future complaint arise. Concerns regarding existing lighting and vibration from lorries should be raised with the Council. There is no records of Environmental Protection complaints regarding this site. There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

There are no reasons why additional details would be needed in this case, so further planning consent is not required. The details submitted comply with Class A of part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).