



Appeal Decision

Site visit made on 17 July 2019

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 July 2019

Appeal Ref: APP/E2734/W/19/3226250

Land off Weeton Lane, Weeton, North Yorkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr Ogden against the decision of Harrogate Borough Council.
 - The application Ref 18/04516/PNAFUL, dated 29 October 2018, was refused by notice dated 20 December 2018.
 - The development proposed is the erection of an agricultural storage building.
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Decision

1. The appeal is allowed and approval is granted under the provisions of Article 3(1) and Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015 for the erection of an agricultural storage building at land off Weeton Lane, Weeton, North Yorkshire in accordance with the terms of the application Ref 18/04516/PNAFUL, dated 29 October 2018, and the plans submitted with it.

Main Issues and Preliminary Matter

2. I have used the description given by the Council as this is more concise and accurate than that given on the application form.
3. I note that the Council have expressed doubt as to whether the proposed building is reasonably necessary for the purposes of agriculture and thus whether the development would be Permitted Development (PD). However, the prior approval procedure under Part 6 makes no provision for any determination to be made as to whether the development would be PD and as such this matter is outside of the scope of this appeal.
4. Therefore, the main issue is the effect of the development on the character and appearance of the surrounding area having regard to the siting, design and external appearance of the agricultural building.

Reasons

5. The appeal site is located within a wider area that is designated as Green Belt. The sensitivity of the landscape in the Green Belt is a valid consideration which influences the planning judgement as to the appropriateness of the siting, design and external appearance of an agricultural building under the prior approval process and this is reinforced by the protection given to the Green Belt by the National Planning Policy framework (the Framework), alongside support for a prosperous rural economy.

Siting

6. The proposed barn would be located near to Weeton Lane, approximately opposite another entrance to a field and a building that appears to be in agricultural use. I noted at my site visit that the location of the proposed building is visible from the surrounding area and that the existing hedge boundary to the site provides some limited screening of the site when viewed from the adjacent road.
7. While the proposed barn would be visible from parts of the surrounding area it would be viewed in the context of the prevailing agricultural character and appearance of the area that includes some isolated farm buildings, such as that immediately opposite the site. As such, I do not find that it would be unduly prominent and thus the proposed development would not harm the character and appearance of the area and the Green Belt.

Design

8. The submitted plans show that the proposed barn would be 9.2m wide and 18.3m long set under a pitched roof, that is shown as being 7.3m high at the highest point and 4.8m at the eaves. The appellant has confirmed that the proposed shed would be used for the storage of farm machinery.
9. I find that the size of the proposed barn is appropriate given the space required to store the machinery listed by the appellant. The height of the barn is not unusual given the proposed use of the structure and in the context of similar agricultural buildings that I observed in the local area. As such, I find that the design of the proposed barn is acceptable.

External Appearance

10. The timber cladding to the sides and, as indicated on the submitted plans, the dark brown roof sheets are broadly in keeping with the overall agricultural barn design. At my site visit I noted a variety of materials are used in agricultural buildings in the surrounding area and as such I find that the external appearance of the proposed barn is acceptable.
11. To conclude on the main issue, I find that the proposed siting, design and external appearance of the proposed barn are acceptable and as such would not have a negative impact on the character and appearance of the surrounding area.

Conclusion

12. For the reasons given above I conclude that the appeal should be allowed.

Mark Brooker

INSPECTOR