

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2011/0438/DM
FULL APPLICATION DESCRIPTION:	Erection of farm office, workshop, storage building, seasonal workers accommodation and regrading of landscape bund and provision of additional hardstanding area
NAME OF APPLICANT:	AWSM Farms
SITE ADDRESS:	Lane Head Farm, Lane Head, Hutton Magna, Richmond, DL11 7HF
ELECTORAL DIVISION:	Barnard Castle West ED
CASE OFFICER:	Steve Teasdale 03000 260834/ 261055 steve.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Site

1. Lane Head Farm comprises 180 hectares of land approximately 700 metres to the south of Hutton Magna. The hamlet of Lane Head lies immediately to the east of the main farmstead, which comprises a range of buildings on a site which extends to approximately 3.2 hectares. The classified road C169 separates the farmstead and the housing in this location, although Lane Head is effectively surrounded by land farmed by the applicant. The applicant, AWSM Farms, is a large scale agricultural business which farms other land in the locality, extending to a total in excess of 1600 hectares.

The Proposals

2. The proposal involves the erection of a building to provide a farm office, workshop and storage facilities, and temporary residential accommodation for seasonal workers during the annual harvest period. It also includes the enlargement of the hardstanding area of the farm, and the regrading of the landscaped bund which surrounds the site and additional native tree and shrub planting.
3. The proposed building would be situated close to the existing weighbridge and main access track from Lane Head Lane on the western side of the site. It would be constructed in olive green profiled steel sheeting and facing brickwork with a pitched roof and would have a footprint of approximately 37 metres(length) by 22 metres(width) and an overall height of approximately 8.5 metres.

4. The building would be sub divided internally to provide offices and workshop on the ground floor and offices and seasonal workers' accommodation on the upper floor. The latter would comprise three single rooms of accommodation for seasonal workers during the harvest period in the months of August, September and October each year.
5. This application is being reported to Committee at the request of Councillor Bell because of concerns about over intensive development and industrialisation of farm activities and the previous planning history of the site.

PLANNING HISTORY

6. The farm has been the subject of a range of developments in recent years which are summarised below. Some of these approved developments have at various times raised issues with regard to compliance with planning requirements and conditions although there are currently no unresolved matters that are of planning significance.

6/2011/0192/DM	Retention of temporary offices	APPROVED
6/2010/0364/DM	Replacement grain drier	APPROVED
6/2010/0010/AF	Slurry store	APPROVED
6/2009/0308/DM/E	Three tipping bays (deemed application – enforcement appeal)	REFUSED
6/2009/0196/DM	Agricultural building	APPROVED
6/2009/0195/DM	Agricultural building	APPROVED
6/2009/0015/DM	Two office portakabins	APPROVED
6/2009/0011/AF	Slurry store	APPROVED
6/2008/0223/DM	Three tipping bays	REFUSED
6/2008/0222/DM	Agricultural building	APPROVED
6/2008/0221/DM	Agricultural building	APPROVED

7. CMA/6/54 A planning application is currently under consideration for the erection of 3 buildings, 1 storage lagoon, provision of weighbridge & change of use to blending plant & lab/office to create fertiliser for agricultural use & assoc works. This waste related matter will be reported to the County planning committee for a decision in due course.
8. The site and the way that the planning authority has handled new developments been the subject of a number of complaints from local residents over the years and more recently. The latter complaints from residents are being investigated and include a current appeal to the High Court to proceed with a Judicial Review of the Council's decision to grant planning permission for the replacement grain dryer. That application is yet to be considered by the Court and is being contested by the Council.

PLANNING POLICY

NATIONAL POLICY

9. The Government has now published its *National Planning Policy Framework (NPPF)*, which replaces almost all *Planning Policy Statements and Guidance notes*. The Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The Framework sets out the presumption in favour of sustainable development. In terms of implementation, the Framework sets out that for the 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework. In particular it is of note that at paragraph 12, it is highlighted that the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The NPPF can be accessed at:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>.

REGIONAL PLANNING POLICY

10. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. In July 2010, however, the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when Orders have been made under section 109 of the Localism Act 2011, and weight can be attached to this intention.
11. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale. The following policies are considered relevant:
12. *Policy 11 (Rural Areas)* states that strategies, plans and programmes, and planning proposals, should support the development of a vibrant rural economy that makes a positive contribution to regional prosperity, whilst protecting the Region's environmental assets from inappropriate development.

LOCAL PLAN POLICY:

13. Policy GD1 (General Development Criteria), sets out the general design principles for development.
14. Policy ENV1 (Protection of the Countryside) is a general policy to limit development in the countryside.
15. Policy ENV3 (Area of High Landscape Value) sets out policy to protect area designated as AHLV and ensure development is suitable.

16. Policy H6 (New Housing in the Open Countryside) permits residential development in rural areas only where it is essential to the needs of agriculture or forestry.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=6619>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

17. *The Environment Agency* initially objected to the proposal because there were no details of the proposed non-mains foul drainage system. Following clarification of technical issues by the applicant's agent, the objection has been withdrawn subject to appropriate conditions.
18. *The Highways Authority* has no objections provided previously imposed restrictions on access are repeated if planning permission is granted. A similarly worded condition can be imposed to this effect.
19. *The Water Authorities* were consulted on the proposal. Northumbrian Water Ltd. confirmed that their records show that their water mains network reaches as far south as Hutton Magna, 400 metres north of the application site. Yorkshire Water has not responded in writing, although extensive dialogue has taken place in an attempt to clarify water supply issues. No objection is made to the proposal, and their comments are expanded upon in the planning considerations below.
20. *Hutton Magna Parish Council* strongly objects to the proposal on the following summarised grounds:
- This is not a farm, it is an industrial complex
 - Large vehicles travel through the village despite prohibition in the operator's licence
 - Conditions relating to the use of a grain drier are not adhered to
 - Transportation and spreading of slurry causes environmental nuisances
 - The development would remove a landscaped bund that was required by earlier consents
 - Seasonal accommodation could be new housing
 - Local water supply is poor

INTERNAL CONSULTEE RESPONSES:

21. *Planning Policy Section* has no objections subject to the imposition of conditions relating to seasonal occupancy and removal of existing portakabins upon completion of the development.

22. *Landscape Section* initially raised concerns about landscape impact and inadequacy of existing bunds and landscaping to screen the proposed development. However, following receipt of revised drawings showing further tree planting to the west of the site, and further comments, it is considered that the proposals go a long way to addressing the landscape impact of the development. Whilst it would be preferable for the landscaping scheme to be implemented before commencement of development it is accepted that there is no practical way to achieve this.

23. *Tree Officer* has no comments.

24. *Pollution Control Section* has no objections subject to controls over burning of waste on site, wind blown dust, and hours of construction work.

PUBLIC RESPONSES:

25. Four letters of objection have been received from owners and occupiers of properties in Lane Head and Hutton Magna. The points raised can be summarised as follows:

The proposal does not comply with Policy GD1 of the Teesdale Local Plan as it would unreasonably harm the amenity of our neighbouring property.

There is no mention of the waste recycling business based on this site, registered there for the past seven years.

It seems likely the workshop will be used to service the additional vehicles used in this business. VOSA's operators licence does not allow for vehicles to be serviced on site.

The garage workshop will face directly toward a residential property resulting in noise and light pollution.

With a garage facility it seems likely other farmers will make use of those services resulting in even more traffic in this area, impacting upon residents and Hutton Magna Village.

The accommodation requested would result in local water supply being completely cut off.

There should be no requirement for accommodation, as the farm already owns two farm workers cottages at Lane Head.

The request for accommodation and workshops would have an undesirable impact on other local businesses.

Given the request for accommodation it seems likely employees will not be local thus not creating jobs in Teesdale. Economic migrants from Ireland and

elsewhere in Europe have been used previously including the 2011 harvest season.

Despite conditions imposed on the previous barn applications, earth mounds have not been planted.

26. A further objection has been received on behalf of the Grove House Estate which includes land west of Lane Head Lane, on the grounds of visual impact, damage to the water environment, smell, traffic, noise, failure to comply with previous planning conditions, and reduction in property value.

APPLICANTS STATEMENT:

27. The current planning application proposals relate to the erection of a farm office / workshop and storage building including seasonal workers' accommodation, re-grading of landscape bund and provision of additional hardstanding at Lane Head Farm, Lane Head, Hutton Magna.
28. The application proposals will result in the provision of permanent office accommodation for AWSM Farms, which is a large-scale, agricultural enterprise farming approximately 4114 acres of arable land in the locality of Lane Head Farm. The company's current office facilities are contained within temporary buildings to the southern edge of the site, which are clearly not suitable to meet AWSM Farms' long term requirements and the current proposals will therefore provide clear operational benefits for the company, as well as improving the general appearance of the site through the removal of the existing temporary buildings.
29. In addition, it is proposed to provide additional workshop facilities which will be utilised for the maintenance and servicing of the large fleet of farm vehicles associated with the AWSM Farms operation. It has been clearly demonstrated that the proposed development will be well-related in terms of design and siting to the existing buildings at Lane Head Farm and will not therefore have an adverse impact on the character and appearance of the surrounding countryside. It is therefore evident that the application proposals will fully accord with Policy ENV1 of the adopted Teesdale Local Plan, as well as current and emerging national planning guidance in the form of PPS1, PPS4, PPS7 and the draft NPPF, which broadly seek to promote the development agricultural businesses.
30. It is also apparent that the application proposals will not have a detrimental impact on the amenities of any neighbouring properties by virtue of noise and general disturbance, overshadowing, odour, loss of outlook or any other general amenity concerns and would therefore accord with Policy GD1 of the adopted Teesdale Local Plan in this regard.
31. It is therefore evident that the application proposals would accord with the provisions of the Development Plan in force for the area and there are no material considerations that would warrant the refusal of planning permission in this instance. We would therefore respectfully request that the LPA supports the current planning application through the grant of planning permission.

PLANNING CONSIDERATIONS AND ASSESSMENT

32. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 relevant guidance, development plan policies and all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to principle, siting, design and visual impact, use of the facilities, access, residential amenity.

Principle

33. The proposal constitutes agricultural development in the countryside and therefore accords in principle with Policy ENV1 of the Local Plan, which seeks to protect the countryside from unnecessary development.

Siting, design and visual impact:

34. Lane Head Farm has a well documented planning history of modernisation and redevelopment, particularly during the past four years. Planning permissions were granted in 2009 for two new agricultural buildings which have since been constructed. Office accommodation on the site comprises temporary portable structures which have the benefit of recently extended temporary planning consent.

35. The proposed building would be located approximately 65 metres to the west of the most recently erected buildings approved under references 6/2008/0221/DM and 6/2008/0222/DM and would involve excavation of an existing embankment to enlarge the developable site area in a westerly direction. The building would have a footprint of approximately 800 square metres, and would be sited at the southern end of the enlarged hardstanding so that the offices would be close to the weighbridge, allowing surveillance of vehicles entering the site. The remaining site area would be levelled hardcore to match the existing area to the east. The distance from the proposed building to the nearest residential property is in excess of 150 metres, with intervening buildings and a landscaped bund along the eastern boundary of the site.

36. The building would be approximately 5.5 metres high to eaves level, and 8.5 metres to the ridge and would be smaller and lower than the previously constructed buildings to the east. The external finishes would be predominantly profiled steel sheeting in Olive Green to match the existing buildings, with the frontage having brickwork at ground floor level. The majority of windows and the main entrance door would be in the front elevation. The eastern elevation would contain three large roller shutter access doors, with three windows and a personnel door, whilst the western elevation would contain only two windows. The northern end of the building would have an open bay for storage purposes.

37. The proposal involves increasing the width of the hardstanding area in a westerly direction, removing some of the raised arable land which provides partial screening of the site. It was originally proposed to dispose of the resulting spoil

off-site, but it has now been decided to use this to raise the level of the arable land to the west, increasing the potential of the landform to screen the proposed development. This would compensate for the removal of existing raised arable land to enable the development to be carried out.

38. The principles for additional tree and shrub planting are set out in accompanying drawings and involve the planting of a group of 6 Ash trees on the raised land to the west of the building, 3 Ash trees on land to the south adjacent to the weighbridge, and additional trees planted at 10 metre centres along the western edge of the previously constructed access to the site from Lane Head Lane.
39. Policy ENV1 of the local plan presumes in favour of agricultural development in the countryside, along with other acceptable rural developments and activities, where other relevant policies are satisfied and there is no unreasonable harm to the landscape or wildlife. Policy ENV3 similarly requires that the development should not detract from the area's special character and should respect the landscape qualities by virtue of siting and design and any landscaping proposals. Policy GD1 also requires development to be in keeping with the character and appearance of the area.
40. The proposed building is intended to match previously approved and constructed buildings on the farmstead, and would be sited on an enlarged service yard with enhanced earth mounding and landscaping, including significant tree planting. It is considered that by virtue of the proposed building's siting and design, grouping with other existing buildings, and the earth mounding and landscaping details submitted, the proposal complies with Policies ENV3, ENV1 and GD1 of the local plan.

Use:

41. The proposed building would provide workshop and storage facilities, together with more fit for purpose offices to replace the temporary facilities. The new building would also provide three bedrooms, allowing self contained accommodation for seasonal workers. This would only be in use during August, September and October of each year, when crops are harvested. Previously, such workers have been accommodated within temporary units brought onto the site for the duration of their stay. It would be prudent to restrict the proposed occupation period by way of condition to prevent permanent residential occupation of the building.
42. Policy H6 presumes against residential accommodation in the countryside other than that essentially required for agriculture or forestry. The seasonal accommodation proposed would be in association with farm related activities during a specific time of the year and does not represent full time residential use. This part of the proposal is considered acceptable because it would be preferable to bringing caravans or portable living units onto the site each year. It is therefore not considered that there would be any conflict with Policy H6 of the local plan.
43. Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive

approach to sustainable new development. In particular, local planning authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas, and promote the development and diversification of agricultural and other land based rural businesses. The business already employs 15 full time workers, and it is noted that the proposed development would result in additional employment, with 1 full time job and 1 part time job being created. The proposal would accord with the aims and objectives of the NPPF in this regard.

Traffic and Access:

44. There would be no change in the access arrangements from those approved under previous development proposals. A new access road to the Farm was constructed from Lane Head Lane following the receipt of planning permission in 2008, and subsequent approvals have required vehicles to use the new access to the site rather than the original access from the C169 in Lane Head itself. An appropriate condition could be imposed in this regard.
45. The applicant has provided a schedule of vehicles, plant and machinery that are normally present at Lane Head Farm, and which are serviced in the existing buildings to the east of the site. This includes 15 tractors, 3 combine harvesters, 3 self propelled muck spreaders, 1 rape swather, 5 fork lifts, 2 diggers and associated equipment. Non-agricultural vehicles such as vans and wagons are serviced off site. The current application does not propose any change to this schedule and vehicle movements on the local highway network would not increase as a direct result of the proposed development. The proposal essentially rationalises the farmstead by bringing office, workshop and seasonal workers' accommodation under one roof rather than being spread about the site in existing inadequate buildings, or temporary office and accommodation buildings. It is considered prudent however to restrict the use of the workshop to ensure that it is not used for maintenance, servicing or repair of vehicles, machinery or equipment other than that used by AWSM Farms in their agricultural business.
46. Presently, on-site vehicle parking is not well defined but internal parking arrangements would be rationalised by the provision of 8 parking spaces adjacent to the office. Only 3 seasonal workers would be present at the site during the harvest period, with little impact upon levels of traffic entering and leaving the site. It is therefore considered that the proposal would accord with Policy GD1 in respect of traffic generation and parking provision

Residential Amenity:

47. Lane Head is a hamlet of six residential properties, one being the original Lane Head Farmhouse. The nearest independent dwelling to the application site is Quarry Hill Cottage which lies on the east side of the Road C169, opposite one of the access points to the farm. The proposed development would take place over 150 metres to the west of the cottage, and several agricultural buildings already exist much closer to these properties. Two of these buildings have been present for over 30 years, and two have more recently been erected with the benefit of planning permission granted in 2009. There is also landscaped earth mounding along the eastern perimeter of the farmstead, opposite the cottages.

48. The improved workshop facilities provided by the development would effectively mean that vehicle maintenance would take place further away from the residents of Lane Head than under present arrangements. By virtue of distance, intervening buildings and landscaping, it is not considered that there would be any harm to residential amenities arising from the development, and that Policy GD1 would be satisfied in this regard.
49. Other residential properties in Lane Head lie further away from the application site; Lane Head Cottage (250 metres), Charles Cottage (275 metres) and 1 & 2 Lane Head Cottages (325 metres). The nearest residential property in Hutton Magna lies some 650 metres to the north-east, much further away from Lane Head Farm and it is considered that these would be unlikely to be affected in terms of adverse impacts upon residential amenity.
50. It is noted that a principal ground of objection relates to the impact upon residential amenity. It is considered that the proposed use for administration purposes, workshop and storage would not give rise to significant noise issues. Indeed, workshop facilities would be moved further away from the nearest residential property. Separation distance, intervening buildings and landscaped earth bund would all play a part in the attenuation of any noise, and it is noted that despite light pollution being raised by one objector, no additional lighting is proposed in the application. It is considered prudent to impose a condition to allow the LPA control in the event that lighting of the site becomes a future issue. There is no objection from the Environmental health officer

Other matters:

51. The application has generated a number of objections including those that relate to wider concerns about on site operations on the farm. Those matters that have not been covered in the main body of the report are discussed below following dialogue with the applicant
52. Waste operations: There is no plastic recycling business at the site as alleged by objectors. AWSM collect discarded plastics (bags, wrappings) from other surrounding farms and bale these at Lane Head Farm. When sufficient material is collected it is taken to a specialist recycling facility for processing. The nature and frequency of the use of part of the site for this purpose from a planning perspective is currently being discussed with the applicant as there is potentially a change of use. In terms of slurry spreading on the farm, AWSM deny that the spreading of human waste takes place on land in their control, although it is claimed that other farms in the area do so. AWSM currently use a blend of imported animal slurry and food waste as a liquid fertiliser and this is stored in a purpose built storage tank located approximately 1km to the west of the farm buildings.
53. The existing slurry storage tank was built under agricultural permitted development rights (following the submission of a prior notification application). The use of the slurry tank is therefore restricted to accepting waste originating from within the same planning unit that is Lane Head Farm. However, the slurry tank is being used for storage of imported waste. A planning application has been submitted to regularise the use of the existing slurry tank in addition to

proposed construction of 3 buildings and provision of a weighbridge to form a blending plant and laboratory/office to create a nutrient rich fertiliser for agricultural use with associated access arrangements and hardstanding. That application remains under consideration at the time this report was prepared.

54. Operators licensing: The terms of an operator's licence are not necessarily material to the consideration of a planning application. However, AWSM have a service arrangement for VOSA licensed vehicles with a company in Newsham, because there is a requirement for frequent servicing. Whilst agricultural machinery is maintained on site, servicing of licensed vehicles does not take place on site. There would not be any repair services offered to third parties, the facilities are solely for use by AWSM Farms. The operators' licence restricts licensed vehicles to access from the A66 to the south, but agricultural vehicles such as tractors are not prohibited in such a manner.
55. Water pressure: The applicant has liaised with Yorkshire Water on this issue, and leaks have been found in the supply from nearby Smallways. These have been repaired, and it is claimed that water pressure to Lane Head is now improved. Yorkshire Water has not objected to the proposal, but has pointed out that water pressure to the nearest meter at Smallways is acceptable. The connection to Lane Head appears to be a private shared system over which Yorkshire Water has no responsibility. It is considered however that the proposal would not place significant extra demand on the mains water network.
56. Attempts have been made to clarify this issue with Yorkshire Water, but despite email correspondence and several telephone discussions, the allegation of low mains water pressure has still not been proven. Given that significant extra demand on the mains water supply is unlikely because the proposed development would essentially replace existing accommodation on the site, it is considered that as much as reasonably possible has been done to address this concern of the objectors.
57. Seasonal workers' accommodation: The requirement for new seasonal workers' accommodation is questioned. Existing nearby cottages are however not owned by AWSM Farms. In any event, seasonal workers are only required for the 6 week harvest period, so any dedicated accommodation would stand empty for 46 weeks each year which is impractical and unviable. The current proposal would remove the need to accommodate workers in temporary buildings/caravans on site AWSM have never used local businesses to accommodate seasonal workers because it is not viable. and the proposal would not have any negative impact upon local businesses that provide accommodation.
58. Job creation: The seasonal workers employed by AWSM are specialist contractors who are itinerant and move around the world on a contract basis. For example, highly skilled operators of high-tech combine harvesters are contracted in for the harvest period in the interests of efficiency. In any event, only 3 seasonal workers are employed during this period. As far as local employment is concerned, the farm already employs 15 full time workers from the surrounding area, and additional permanent employment would be created in the form of 1 full time and 1 part time job. The additional employment is a material planning consideration in this instance.

59. Compliance with previous conditions: There was a delay in implementing previous landscaping conditions but the current situation is that all planting required by previous consents has now been implemented to the satisfaction of both the Landscape Section and the Enforcement Officer. The grain drier only operates during the harvest period, so conditions relating to that equipment can only be monitored at that time. Issues over the use of the dryer during the first year of operation have been taken up with the applicant following complaints and the applicant has been made aware of the need to comply with planning requirements for any ongoing use. The issue of compliance or non-compliance with previous planning conditions is not a material issue to the consideration of the current proposal which must be considered on its own merits.
60. Devaluation of existing property: This is not recognised as a material planning consideration

CONCLUSION

61. Lane Head Farm is a successful agricultural business which contributes to the local economy and the proposal would generally accord with the aims of the RSS and new NPPF which seeks to promote the development and diversification of agricultural enterprises
62. The proposal would provide office accommodation to replace existing temporary office units which are sited adjacent to existing farm buildings. Whilst these still have temporary planning consent, these would be removed if the current application is approved and the building is erected. The seasonal workers' accommodation would provide sleeping accommodation during the harvest period (August – October), allowing such workers to be close to their workplace. The period of occupancy can be conditioned to ensure that there is no permanent occupancy of these facilities. The provision of more fit for purpose workshop facilities further away from residential properties would raise no new noise and disturbance issues from these mechanical repair activities.
63. The landscaping scheme would involve alteration to the landform to the west of the site, and further tree planting using native species would be carried out to supplement the significant planting that has already taken place in recent years.
64. The proposal is considered to accord with Policies ENV1, ENV3, H6 and GD1 of the Teesdale District Local Plan 2002.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:-

Plan Reference Number	Date received
Site location plan	7th December 2011
Proposed site plan P3062/04 Rev D	2nd April 2012
Proposed floor plans P3062/03	7th December 2011
Proposed elevations P3062/02	7th December 2011
Existing and proposed sections P3062/06	3rd January 2012

To define the permission and ensure that a satisfactory form of development is obtained in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

3. Within 2 months of the first occupation of the development hereby approved, the temporary office accommodation previously approved under planning permission 6/2011/0192/DM shall be removed from the site.

To ensure that redundant development does not unnecessarily remain on site in the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

4. The occupation of the seasonal workers' accommodation shall be limited to persons employed by AWSM Farms and there shall be no residential occupancy outside the harvest period 1st August to 31st October in any year.

In order to prevent permanent residential occupancy in accordance with Policy H6 of the Teesdale District Local Plan 2002.

5. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

6. All soft landscaping works shall be carried out in accordance with the details hereby approved. The works shall be carried out before the end of the current or first planting season (November to March) following commencement of the development hereby approved.

In the interests of the visual amenity of the area and to comply with Policies GD1 and ENV3 of the Teesdale District Local Plan 2002.

7. The landscaping scheme hereby approved shall be permanently retained and maintained. Any trees or other planting which dies within a period of five years from the completion of development, are removed or become seriously damaged

or diseased shall be replaced in the next planting season with others of similar size and species in accordance with the details approved by the Local Planning Authority.

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the locality in accordance with Policies GD1 and ENV3 of the Teesdale District Local Plan 2002.

8. Details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the Local planning authority and the lighting shall be erected and maintained thereafter in accordance with the approved details.

In the interests of the amenity of nearby residents/appearance of the area in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

9. The development hereby approved shall be drained using separate foul sewer and surface water drainage systems.

To prevent pollution of the water environment in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

10. The workshop hereby approved shall not be used for the maintenance, servicing or repair of vehicles, machinery or equipment other than that used by the applicant in the operation of the agricultural business on the site.

To ensure that there is no unacceptable intensification of the use of the building in the interests of the amenities of the area in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

11. Means of vehicular access to the permitted building shall be from the C171 Road (Lane Head Lane) only.

In the interests of highway safety and residential amenity, and to comply with Policy GD1 of the Teesdale District Local Plan 2002

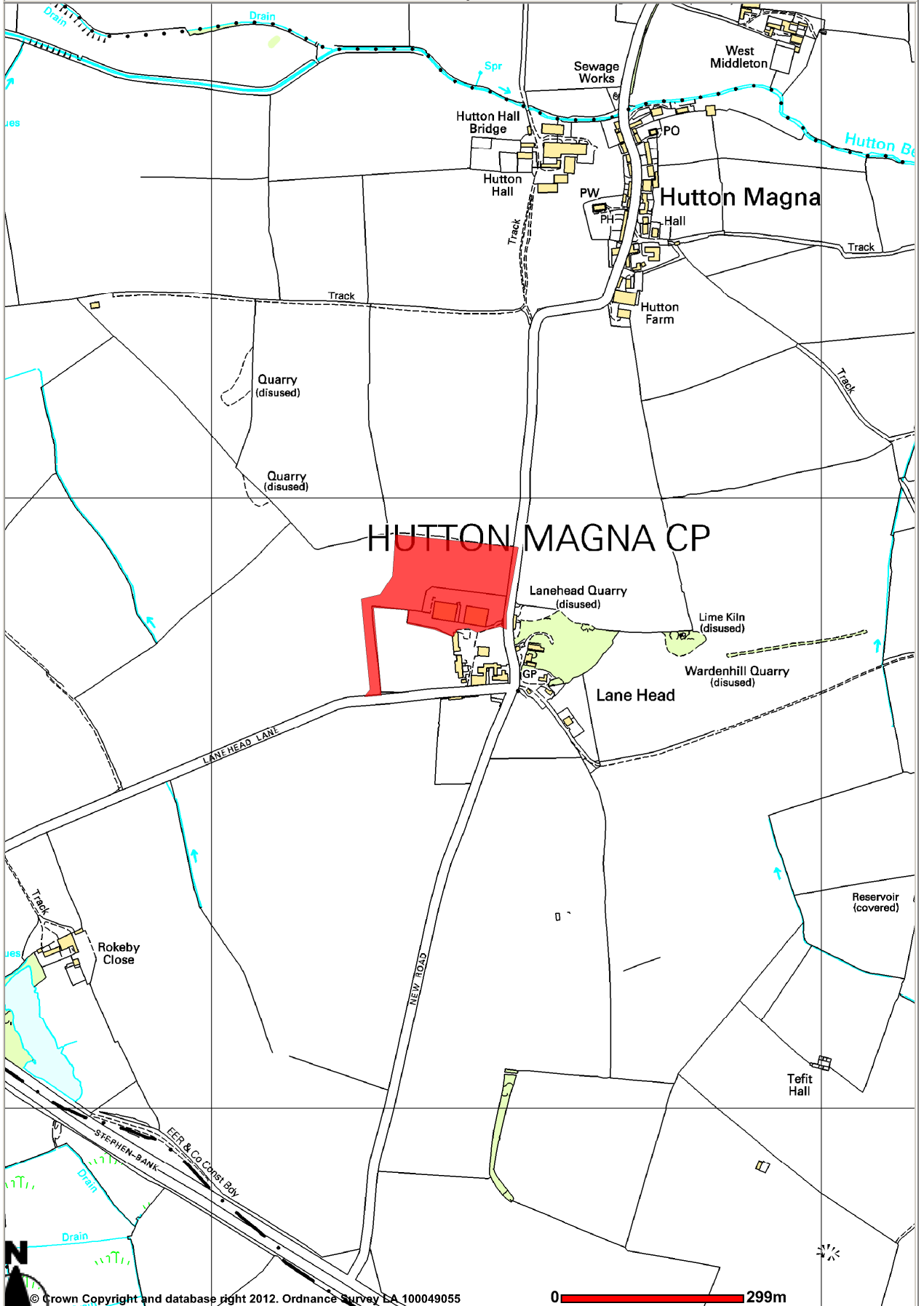
REASONS FOR THE RECOMMENDATION

65. The proposed development is considered acceptable in terms of principle, its siting, scale, design, use and external appearance, and its impact upon the surrounding landscape and the amenities of nearby residents and would accord with policies GD1, ENV1, ENV3 and H6 of the Teesdale District Local Plan 2002.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents
Teesdale District Local Plan 2002
Response from DCC Highways Section
Response from DCC Landscape Section
Response from DCC Environmental Health Section
Response from DCC Tree Officer
Response from DCC Policy Section
Response from Environment Agency

Durham County Council GIS



 <p>Durham County Council</p> <p>Planning Services</p>	<p>6/2011/0438/DM LANE HEAD FARM HUTTON MAGNA</p>	
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	Date 15th May 2012	Scale NTS