

Agricultural Development

POLICY EN38

PLANNING PERMISSION FOR AGRICULTURAL DEVELOPMENT WILL BE GRANTED IF THE DESIGN, SITING AND EXTERNAL APPEARANCE OF THE PROPOSED DEVELOPMENT IS NOT DAMAGING TO THE APPEARANCE OF THE LANDSCAPE OR THE AMENITY OF RESIDENTIAL AREAS

- 3.97 The Council's current criteria applicable to this policy are set out in supplementary planning guidance "The Design and Location of Agricultural Buildings". By definition, agricultural buildings requiring planning permission tend to be bulky or tall or near to roads or near to dwellings, or a combination of these characteristics. In addition many agricultural developments which may be permitted development require prior notification to the Local Planning Authority, which then has to decide whether to allow the proposal to proceed or whether to require a "prior approval". In all cases, the proposals must comply with the District Council's adopted criteria.
- 3.98 The siting, design and external appearance of the development are of particular importance. The District Council is concerned to ensure that such buildings are well located with regard to the surrounding landscape, present acceptable outlines when seen from a distance and appropriate detailing to the close observer and are of suitable materials and colours. The council is particularly concerned to prevent the development of intensive food production units where they would have an adverse environmental impact on either the open countryside or on residential areas.
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