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**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 19th October 2017**

**Subject: 17/02735/FU - Replacement agricultural building and retrospective application for alterations to existing agricultural track - Moor Lodge Farm, Blackmoor Lane, Bardsey, Leeds, LS17 9DZ**

**APPLICANT**

Mr J Brown

**DATE VALID**

12.05.2017

**TARGET DATE**

19.10.2017 (extended by agreement)

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**Electoral Wards Affected:**

Harewood

☐ Yes

Ward Members consulted  
(Referred to in report)

**Specific Implications For:**

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

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**RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:**

1. Standard time limit (3 years)
2. Plans to be approved (CPLAN)
3. Construction methodology for access track

**1.0 INTRODUCTION**

- 1.1 The application proposes the construction of a replacement agricultural building and access track to 'Moor Lodge Farm', Bardsey. The application is reported to the North and East Plans Panel at the request of Ward Councillor Rachael Procter, due to the Green Belt location of the site, objections received, the scale and location of the proposed building and its relevance to the agricultural holding of the applicant.

**2.0 PROPOSAL:**

- 2.1 The application proposes a replacement agricultural barn / storage building, erected in a combination of steel framework, concrete panels to the lower portion and vertical timber boarding to the upper portion.

- 2.2 The proposed building would measure 18.29 metres (width), 9.14m (deep) 4.2m (height to ridge) and 3 metres (height to eaves).
- 2.3 The proposed building would feature two large door openings to the southern elevation (approx. 4.8 metres in width x 2.7 metres height) with two single doorways proposed (one to the southern, one to the western elevation).
- 2.4 The proposed building would be located in replacement of a series of existing structures on site, positioned to the north western corner of a large field located to the rear of 7-9 Blackmoor Lane, which are approximately 24 metres in length and 8 metres in depth, and in poor visual condition.
- 2.5 The proposals also include the formation of an access track leading from the existing gated access point on Blackmoor Lane, 109 metres in length, north west to south east, terminating at a cleared area located due west of the existing cattle shed buildings and proposed siting for the application building. At the time of this report, the track is unmade and not surfaced, however the applicant proposes to surface this track in crushed limestone. Highways have advised that the first 10 metres of track must be laid in tarmac to avoid the overspill of loose materials onto the public highway.
- 2.6 The proposed building would replace a series of part breezeblock, part timber clad structures and a shipping container to a height of approximately 3 metres, around 20 metres x 9 metres in their overall area. The site forms one of a number of parcels of land which form the agricultural holding and it is concluded that there is a need for this scale of building to serve the holding.
- 2.7 The Town and Country Planning (General Permitted Development)(England) Order 2015 at Schedule 2 Part 6 Class A provides some allowances for the erection of Agricultural Buildings without a requirement for planning permission. Part 6 (paragraph A1.i) advises that development is not permitted by Class A includes development that would consist of or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building, the definition of which includes residential dwellings. In this case, the application site is within 90 metres of three residential properties and therefore planning permission is required. However, a similarly sized building could be erected under permitted development rights for a different kind of agricultural use, not involving the housing of livestock.
- 2.8 The application is accompanied by the following information and supporting documents:
- Site, layout and elevation plans, plans detailing extent of holding within Bardsey
  - Statutory declaration
  - Evidence of registration for farm holding with Rural Payments Agency (Defra)

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site in question lies to the south of Blackmoor Lane, to the side/rear of number 7 and close to the Highfield Caravan Park. The site is accessed by an existing track which terminates in an area of hardstanding with the buildings located to the on the left, to the north-east. This track also leads into the rear of 7 Blackmoor Lane. Open

Green Belt land then lies to the south. The site and 7 Blackmoor Lane were both previously tied to Sheepcote Farm, now the two detached red-roofed dwellings which lie to the south-west. The agricultural use of the farm and its land ceased in the early 90's and the agricultural tie to 7 Blackmoor Lane was severed in 1999 with the removal of the agricultural occupancy condition.

- 3.2 The surrounding area is largely rural in character and Blackmoor Lane sits atop a small ridge, with the land falling away to the north toward Bardsey Beck and more gently to the south back toward Scarcroft Village. A line of established vegetation borders to the buildings to the north with open land to the south. The surrounding land uses include agricultural and equestrian and there are three Caravan Parks within the vicinity; housing lies to the north and west. A public footpath runs adjacent to the access track and continues on to the south.
- 3.3 Public footpath 'No.7 Bardsey' is a definitive public right of way which runs across the land due west of 9 Blackmoor Lane in a north-south direction before continuing in a south easterly direction beyond the application site's south western boundary. The proposed access track would start from the gated entrance area of the field next to the gated entrance to the definitive public right of way, before the right of way splays away from the direction of the access track towards the southern-most corner of the field adjacent to 9 Blackmoor Lane. The gated access to the proposed access track route is wholly separate to the pedestrian entrance to the existing right of way and a line of lightweight fencing, planting and hedging separates the right of way from the track. The entrance point to the right of way from Blackmoor Lane features a pedestrian scale, single gate.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 14/06850/DPD - Determination for conversion of agricultural building to form one residential dwelling (Land To The Rear Of 7 Blackmoor Lane, Bardsey, Leeds, LS17 9DY) (refused as the existing construction of the buildings would not be suitable for conversion and the proposals would have constituted a new dwelling)

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Following discussions with officers an evidence base has been presented as justification to offices, which includes details of the scale and location details of the overall holding and registration details of the business with Defra.

#### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application was publicised by site notice on 26.05.2017 and in the Yorkshire Evening Post on 19.05.2017
- 6.2 The application has been the subject of a ward member surgery meeting on 06.09.2017 in order to address Ward Councillor concerns over the interpretation of the proposal and the application of Green Belt Policy.
- 6.3 Two public letters of objection and one letter of objection from Bardsey-cum-Rigton Parish Council have been received, summarised as follows:
- a) Access road as shown on plan does not connect to the application site
  - b) The site address is incorrect as shown on the application form, 103 Blackmoor Lane is not the application site but is in fact Moor Lodge Caravan Park

- c) An individual field of 3.5 acres does not constitute a farm and therefore the building cannot be justified
- d) No farming business exists
- e) Access track has been laid in demolition materials
- f) Damage has occurred to the objectors hedge as a result of excavating the access track /damage will occur to the hedge through vehicle movements by virtue of proximity
- g) No Party Wall Act notification has been provided to the objector
- h) Hedging has been removed to facilitate the new access track
- i) The access track and materials used have filled a long standing field drain
- j) The applicant has only owned the site a few months and only a limited number of livestock have been grazing the field since April 2017
- k) Defra have advised that the area is a nitrate control zone and therefore effluent from housed cattle must not enter adjacent watercourses
- l) The applicant forms suggest one full time and one part time employees are associated with the landholding, this seems disproportionately high to look after the perceived number of livestock
- m) Other agricultural land in the control of the applicant is not farmed
- n) The field within which the access track has been placed is owned by the applicant, therefore there is no justification to create an access track across it.
- o) The adjoining agricultural field behind Haighfield Caravan Park has an existing storage building which has hitherto been used for the storage of vehicles and machinery and consequently there is no requirement for the new building.
- p) The submitted site location plan is inaccurate as an area of land edged in blue belongs to the objector
- q) The site layout does not include the public footpath
- r) The submitted details do not include details of drainage ditches, improvements to access for larger tractors to enter and exit the site adjacent to a public right of way
- s) Negative impact on the view from 36 Blackmoor Lane by virtue of the unmade access track's location
- t) Existing building not shown on plans
- u) No details of livestock quantities or acreage supplied with the application
- v) No details of waste storage and handling have been supplied
- w) Inward opening doors would be inoperable
- x) Full height doors are not required
- y) No provision for milking facilities have been provided for/shown
- z) Forage and equipment area is too small
- aa) No feeding trough/barrier arrangement has been shown
- bb) The walls are insufficiently high and would cause a build-up of manure / cause livestock to damage Yorkshire boarding

## **7.0 CONSULTATION RESPONSES:**

- 7.1 Flood Risk Management: Flood Risk Management suggest that the surface water drainage of the agricultural building drains to a soakaway system as there are no records of any sewers nearby. Records show the ground to be highly compatible with infiltration drainage. There are therefore no objections.

- 7.2 Asset Management: The agricultural land surveyor advises that he considers the agricultural enterprise has a reasonable need for an agricultural building but there are some identified issues concerning the proposed location, scale and design (see appraisal).
- 7.3 Public Rights of Way: Public rights of way advise that providing the existing right of way which is located in parallel to the proposed access track is not encroached upon, no objections are raised.
- 7.4 Highways: No objections, the proposal raises no specific road safety concerns however the first 10 metres of track should be laid in tarmac in order to avoid the overspill of loose material onto the public highway (proposed to be controlled by condition through the submission of a construction methodology)

## **8.0 PLANNING POLICIES:**

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan Review (2006) and the Natural Resources and Waste Development Plan Document (2013) and any made neighbourhood plan. The following sections are most relevant:

### Local Planning Policy

- 8.2 The Core Strategy is the development plan for the whole of the Leeds District. Some saved policies of the UDP Review also apply. The following policies within them are relevant:

|                  |                         |
|------------------|-------------------------|
| Spatial Policy 1 | Location of Development |
| Policy P10       | Design                  |

### Saved Policies of the Leeds Unitary Development Plan Review (2006):

|      |   |
|------|---|
| GP1  | Land use and the proposals map                  |
| GP5  | General planning considerations                 |
| BD5  | New buildings                                   |
| N33  | Green Belt                                      |
| N37  | Special Landscape Area                          |
| N37a | Development or change of use in the countryside |

### National Planning Policy Framework (NPPF):

- 8.4 The National Planning Policy Framework was published on 27<sup>th</sup> March 2012 and sets out the Government's planning policies for England and how these are expected to be applied alongside other national planning policies. In this case the following sections are most relevant:

Section 7 Requiring good design (paragraphs 56-66)  
 Section 9 Protecting Green Belt land (paragraphs 79-90)  
 Decision-taking  
 Annex 1 Implementation

8.5 Paragraph 80 of the NPPF sets out the five purposes the Green Belt serves:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

8.6 Paragraph 89 of the NPPF advises that the erection of new buildings within the Green Belt should be regarded as inappropriate, subject to a closed list of exceptions as follows:

- *Buildings for agriculture and forestry*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

8.7 Paragraph 89 is broadly but not wholly consistent with saved UDPR policy N33 which advises:

*‘Except in very special circumstances approval will only be given in the Leeds Green Belt for:*

- *construction of new buildings for purposes of agriculture and forestry; essential facilities for outdoor sports and outdoor recreation; essential facilities for the park and ride sites shown on the proposals map; and other uses compatible with green belt purposes*’

8.8 Paragraph 90 of the NPPF advises that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

## 9.0 MAIN ISSUES:

- Green Belt and Principle / Need
- Special Landscape Area
- Siting and Design
- Amenity
- Representations

## 10.0 APPRAISAL:

### Green Belt and Principle / Need

- 10.1 The applicant's farm holding comprises 10 fields in various locations around Bardsey. The applicant also owns the slither of land across the field located due north of the proposed siting of the building to which the access track would be installed. Across the entire holding, the applicant states they keep 10 heifers/cows, some with calves at foot. The applicant also advises the wider holding will go on to host 30 sheep which return this winter for lambing. Grazing cattle are rotated across the holding as well as a portion of the holding used for crop farming, including areas which have been regularly mown for silage for approximately the last 13 years. 5 hectares of land within the overall holding are advised to be within the ownership of the applicant, with a further 5.25 hectares in the ownership of third parties with tenancy arrangements in place. The applicant has advised he has no other agricultural buildings within the entire 10.25 hectares.
- 10.2 During the consultation process, detailed advice has been issued by the Agricultural Land Surveyor (ALS). The following issues have been raised in regard to the scale and appearance of the proposed building and its functionality.

### Low Eaves height and limited scale openings

- 10.3 The ALS advises that the proposed eaves height appears to be only approximately 3m high which is considered to be rather low for an agricultural general purpose building. Furthermore, the door height appears to be a limited height of 2.6 metres which is also considered to be low. The applicant advises that the building is being designed bespoke to the applicant's particular requirements. In this case, the applicant advises the main purpose of the building is for animals. The applicant has only a requirement for small scale agricultural machinery to be stored in the building and a small tractor (2.45m in height) will need access during 'mucking out' and food deliveries. The size of the openings and eaves height represent this requirement rather than the erection of a larger building to which an additional height of openings would be superfluous and result in the need for a larger, more expensive and potentially more visually detrimental building.

### Ventilation and layout

- 10.4 The ALS advises that, for livestock, It would expected that the building to be open sided with gates or barriers, or have space boarding for ventilation. The applicant advises that the building would be gapped for air flow and the building ridge would be vented for this purpose, however the building is not appropriate to be open sided as the building would also function as an equipment store and would be adapted internally with gates set out depending on cattle head numbers as they come in. Due to the nature of the business the internal layout will change through the year as the requirements for the building change. The internal layout provided is therefore

indicative and shows indicative internal openings which would be flexibly arranged based on need at any given time throughout the year. Officers consider that on the basis of the above arrangement the proposed building constitutes an agricultural building and is acceptable in principle with regard to saved UDPR policy N33 and paragraph 89 of the NPPF.

- 10.5 On the basis of the above, officers consider the proposed building is commensurate with the scale and nature of applicant's agricultural operation and is considered to be appropriate in terms of appropriateness and need, however, it is still necessary to consider the developments impact on the openness and visual appearance of the Green Belt.
- 10.6 The proposed building would be not be located within a developed farm area or within a composition of existing farm buildings. It would however be built in replacement of a series of poor quality existing agricultural buildings, away from the main street scene of Blackmoor Lane and predominantly concealed behind a copse of mature trees which run west-east across the application site's northern boundary. It is proposed to be built from materials expected for agricultural buildings of this nature and would replace buildings of a greater footprint and less linear arrangement. It is noted that the building would not be located within a predominantly open area and its impact on the openness of the Green Belt is considered to be very limited above and beyond the existing quantum of built form within the site and whilst taller than the existing buildings, would be of lesser projection into the open land and remain predominantly screened from wider views. It is therefore considered that the impact on the openness of the Green Belt is acceptable.
- 10.7 Paragraph 90 of the NPPF advises certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt, which includes engineering operations. At the time of this report, a proposed access track has been carved out of the land due north of the proposed outbuilding and laid with rubble in anticipation of surfacing the track in crushed limestone. The requirement for an access track is necessary to serve the holding and agricultural use within the application site which is severed from the main highway of Blackmoor Lane by a field which is mostly in third party ownership (save for the strip of land where the track runs, which was sold to the applicant along with the field where the new building is proposed in order to service it). The track is proposed to be finished in a combination of crushed limestone and tarmac. The proposed track it is located within private land, is well screened and would not be accessed by the general public who's right of way is delineated and separate to it. It is considered that the proposed access track is of no greater width than is necessary and would be understood as a necessary piece of agricultural infrastructure and not an unusual or inappropriate proposition within the context of the Green Belt and an agrarian environment.

#### Special Landscape Area (SLA)

- 10.8 The application site is located within the Bardsey Special Landscape Area (saved UDPR policies N37 and N37A afford protection in this regard). The UDPR advises the characteristics of the SLA as follows:

*'This part of the SLA is typified by a series of ridges and valleys running eastwards into the Scarcroft/Bardsey/East Keswick becks which in turn feed into a tributary of the Wharfe. The series of rolling ridges allow attractive middle- and long-distance views along the valleys and northeast out of the Leeds area. The scattered villages are located mainly on the higher ground though Thorner, Bardsey and Collingham*



*descend into the valley bottoms. The field structure is largely intact, and small woodlands are located on the steeper valley sides. The southern part of the area includes several golf courses, some of which complement and enhance the local landscape character and some of which include inappropriate planting. Towards the west there are only small hamlets and farms, and the landscape is more open in character.*

*Positive factors: strong structure and visual unity, interesting topography, high scenic quality, attractive groups of buildings, natural or semi-natural woods, trees, hedgerows, water bodies. Negative factors: none.'*

Policy N37A advises that all new development within the countryside should have 'regard to the character of the landscape within which it is set and maintain features which contribute to this'.

- 10.9 It is considered that the proposed building would be recognisable as a building of agricultural character and function which would be predominantly screened from views beyond the northern boundary by virtue of its placement adjacent to an existing copse of trees. The field located due south of the proposed siting is subject to high sided hedging and planting around its perimeter which would provide further screening of the structure in any longer views attainable from south to north and assist in screening in views from the west and east. It is therefore considered that the proposed building would not compromise the qualities of the SLA or countryside setting as described above.
- 10.10 The proposed access track would introduce a new visual element to the SLA setting, however it would replace a track which hitherto ran diagonally across the field due north of the newly proposed building. Furthermore, the track would run parallel to the western boundary treatment and public right of way in existence running north to south through the field. Save for the gated entrance point from Blackmoor Lane, the field in question is well screened to its outer sides and therefore the track is not considered to significantly or detrimentally impact upon the setting of the SLA and countryside setting and acceptable with regard to policies N37 and N37A.

#### Siting and design

- 10.11 Policy P10 of the Leeds Core Strategy (LCS) deals with design and states that *inter alia* alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. Developments should respect and enhance, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing. Proposals will be supported where they accord with the principles of the size, scale, design and layout of the development and that development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.

As discussed above, the proposed building would take on the appearance of a functional agricultural building within a rural context and would not be injurious to the character of the wider landscape by virtue of its proposed relationship to boundary screening and planting. The building is proposed to be used for the storage of a combination of both equipment and livestock and its appearance is considered to be entirely consistent with that function and appropriate with regard to policy P10 and saved UDPR policy BD5 in this regard.

## Amenity

- 10.12 Spatially, the proposed outbuilding would be located in a remote position in reference to surrounding properties. The building would be located in close proximity to the southern boundary of 9 Blackmoor Lane, but over 80 metres from the habitable room windows of this property and would be a replacement building with a capacity similar to that of the existing established buildings on site. There are therefore not considered to be issues concerning the residential amenity of nearby occupiers arising from the siting of the building as proposed and the proposals are considered acceptable with regard to saved UDPR policy GP5.

## Representations

- 10.13 Consideration of objections listed at para.6.2:

- a) The access road is shown to connect to an area of unmade land sited adjacent to the proposed building which would be used for the set down of a vehicle/equipment. In this respect the proposed access track is considered to connect to the site.
- b) The application site does not have a numbered address. References to 103 Blackmoor Lane are made as this address is the destination for all post concerning the applicant and the business.
- c) The extent of the holding is detailed in the appraisal above.
- d) The applicant has evidenced the holding through the submission of documents from the Rural Payments Agency (DEFRA)
- e) The track as seen on site has not yet received its final surface treatment. This matter is addressed within the appraisal above.
- f) On two site visits by the case officer no damage to the hedge in question was evident. Full details of the construction of the access track including samples of the finalised surfacing material are recommended to be controlled by condition.
- g) This matter is not a material consideration and is addressed through separate legislation.
- h) Whilst this comment is noted, the removed hedging in question is not subject to protection and the applicant is able to remove such hedging on land within their control without a requirement for formal consent.
- i) The applicant has advised that no field drains are affected by the proposed development and it would not be in the interests of the applicant and continued operation of the site for drains to be affected.
- j) Whilst this may be the case presently, the applicant advises they are looking to develop the farming operation further.
- k) The applicant has advised that, as is the case with the existing operation, all removed animal waste effluent will be removed from site. The applicant has advised that this waste would then be spread on stubble fields ready to be ploughed in the spring months.
- l) The number of employees does appear high in reference to the immediate area of land but not is not considered disproportionate to the totality of the overall landholding.
- m) As noted above, the applicant has advised that other areas of the holding have been mowed for silage for the last 13 years.
- n) As noted in the appraisal above, the applicant does not own the entire field in question but does own the land to which the track is to be installed within the field. The remainder of the field is owned by a third party.
- o) The applicant advises the land in question is not part of his holding and has no relationship to him or his business.

- p) The applicant advises the land in question is not within the ownership of the objector. Clearly there is a dispute regarding ownership of this land, however the land in question is not owned by the applicant but a third party. Land ownership is considered to be a civil issue and not a material consideration of the application under appraisal.
- q) Whilst this comment is noted, planning records include the location of all Public Rights of Way for reference purposes and a comparison can be made based on the submitted information for the purposes of determination.
- r) Highways officers have appraised the access track and have advised a highways objection could not be justified, with no specific road safety concerns arising from the proposed development.
- s) There is no right to a view in planning terms however the objector's comment is noted. It is considered that the perceived impact of the access track has been judged by its presently unmade state and that this issue can be resolved through the introduction of appropriate surface treatment.
- t) This comment is noted however a site visit assessment has been sufficient to weigh the impact of the proposed development in comparison to the existing buildings on site.
- u) As noted above, the applicant has advised that there are 10 heifers/cows on the overall holding, some with calves. 23 registered acres are advised to be within the holding with other additional areas of the holding tidied for feed.
- v) It is important to note that the application is made in regard to a replacement building and not a change of use of the land in question for agricultural purposes. The applicant has advised that, as per the existing arrangement, all waste would be removed from site.
- w) The submitted drawings do not detail inward opening doors, however for the avoidance of doubt, the applicant has advised that outward opening doors would be used.
- x) The applicant has advised that given the limited scale of the farming equipment proposed to be stored, the doors need not be any higher than is proposed.
- y) The applicant advises that the herd in question is a suckler herd and no milking facilities are required.
- z) The applicant has advised that forage is to be stored outside of the building and as noted above, the building's equipment area is designed to suit the scale of the machinery required.
- aa) Feeding barriers and troughs would be laid out according to head numbers.
- bb) The applicant advises that this matter would be addressed by mucking out the cows in sufficient frequency.

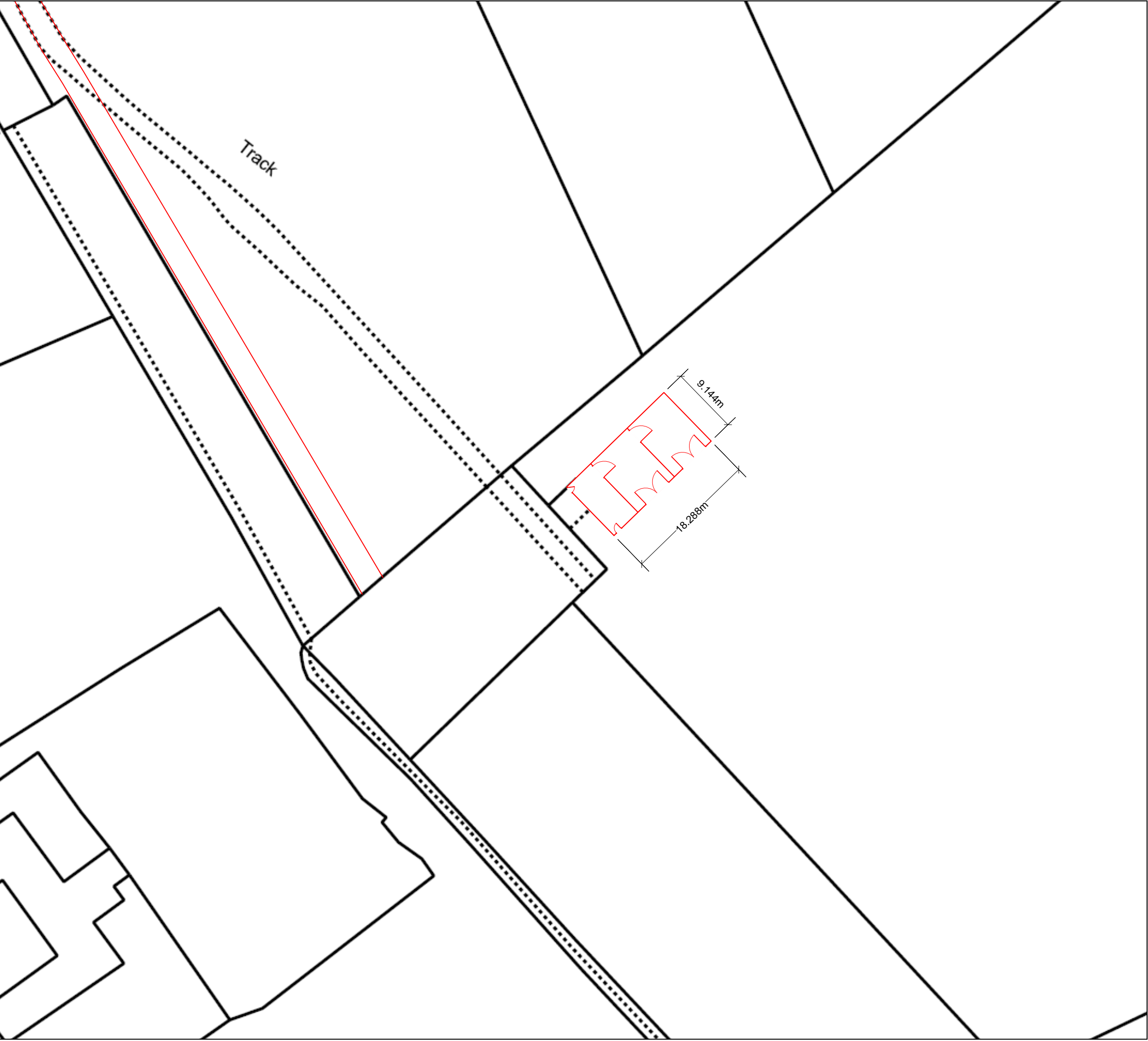
## **11.0 CONCLUSION**

- 11.1 The application is considered to be acceptable on the basis of its principle, appearance, function and impacts. The proposed building and access track are not considered inappropriate development within the Green Belt as defined within the NPPF, and would not harm the openness and character of the Green Belt, Special Landscape Area and countryside setting, nor the visual character of the area, neighbour amenity or highway safety. Furthermore, the applicant is considered to have demonstrated the development would be a replacement building for the purposes of agricultural use and be appropriate in scale to the existing agricultural holding. As such the application is compliant with Core Strategy policy P10, relevant saved policies N33, BD5, N37, N37A and GP5 within the Leeds UDPR and national policies at paragraphs 80, 89 and 90 within the National Planning Policy Framework. Therefore approval is recommended, subject to the conditions detailed at the head of this report.

**Background papers:**

Application case files, 3 letters of representation

Certificate of Ownership – Certificate A completed

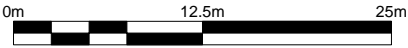


**OFFICE:**  
DPA Planning Ltd  
65 High St  
South Milford  
North Yorkshire  
LS25 5AF  
  
Tel: + 44 1977 680 682  
Mob: + 44 7799 095 613  
  
S.dewar@dpaplanning.co.uk

**SITE ADDRESS:**  
Moor Lodge Farm  
103 Blackmoor Lane  
Leeds  
LS17 9DZ

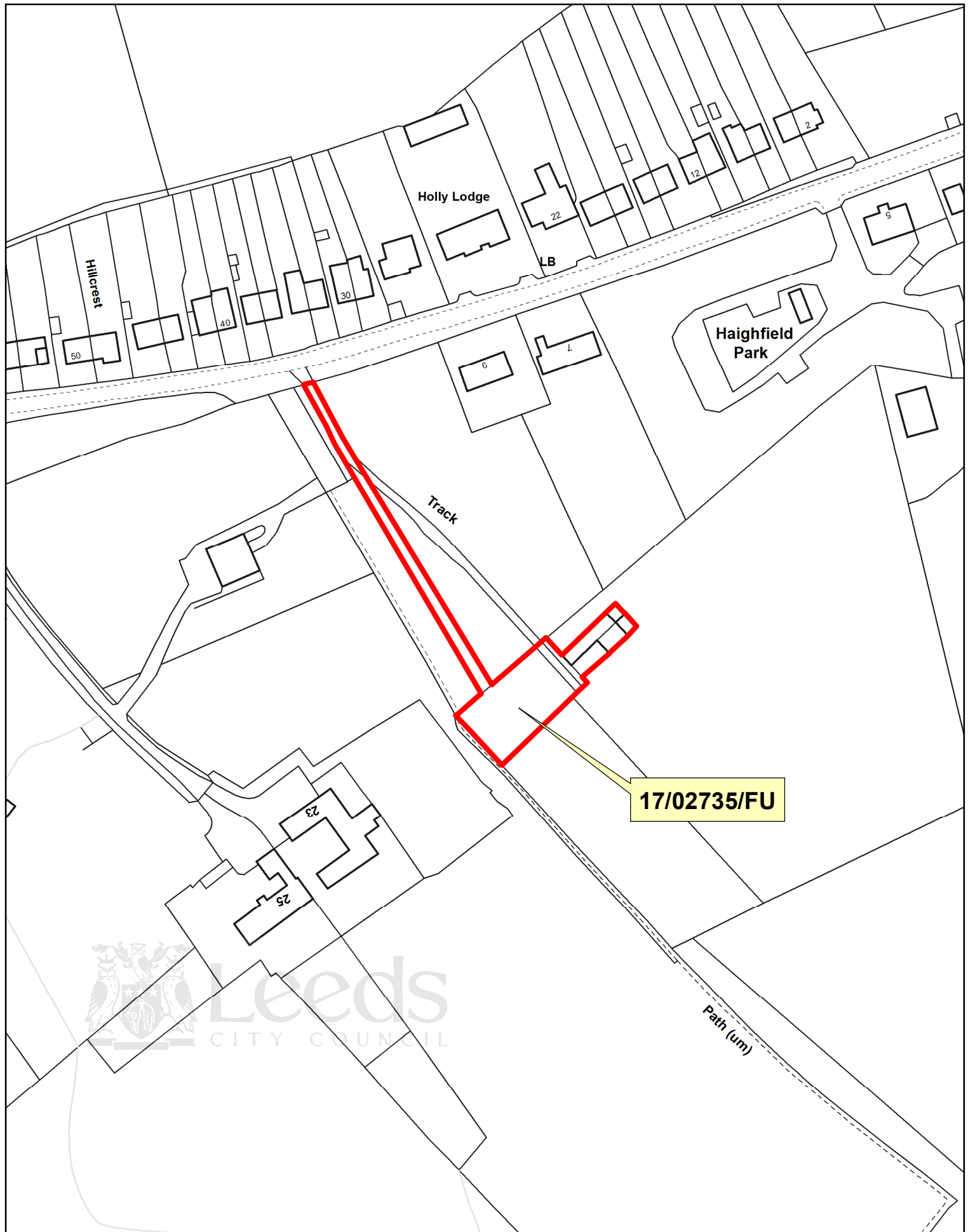
Notes

Dimensions are shown as metric. The unusual dimensions are because the unit is constructed using traditional dimensions in feet. i.e in this instance the building measures 60ft x 30ft



| Date       | By | Paper | Scale | Dwg no. | Rev |
|------------|----|-------|-------|---------|-----|
| 11/05/2017 | SD | A3    | 1:500 | JB004   | -   |

Proposed site layout



# NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

