



PLANNING COMMITTEE

Tuesday 17 January 2017 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

15 Late Observations

(Pages 2 - 6)

Agenda Item 15

RYEDALE
DISTRICT
COUNCIL



Please Contact: Mrs Karen Hood
Extension 386
Email: karen.hood@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning & Housing
Managing Development Team Leader

Ref: Agendas/Planning/2016/2017

13 January 2017

Dear Councillor

Meeting of the Planning Committee - 17 January 2017

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely



Mrs Karen Hood
Managing Development Team Leader

Enc

APPLICATION NO: 16/00072/OUT
PROPOSAL: Erection of a rural workers dwelling
LOCATION: Land At Golden Square, Low Marishes, Malton

UPDATE REPORT

Introduction

Members will recall that the earlier committee report had set out the details that had been submitted relating to the outline planning application which at that stage was being promoted for an agricultural workers dwelling at Golden Square Farm.

During the consideration of the proposal at the earlier meeting it became apparent that a significant element of the justification being made for the erection of a second dwelling at the site related to the on going needs of other businesses which were located within the extensive range of farm buildings located at the complex and managing traffic wishing to use the public weighbridge that is also located on the premises.

Further information and Assessment

The applicants agent has submitted a further document which clarifies the extent of the use of 13 of the buildings and the public weighbridge. A significant number of the buildings are used for off site storage and packaging for a local major car component manufacturer -whose production occurs on a 24 hour basis. This particular operator often has 'out of hours' requirements on the site and these are required to be met by the applicant -sometimes at relatively short notice. This particular operator has a long standing arrangement with the applicant - since the early 2000's and has contributed significantly to the farm diversification which has taken place on the site for over a decade.

In addition one unit is used for a local furniture removals and storage firm and one other unit is used by a motor vehicle repairer. The public weighbridge is also used by a range of other businesses including hauliers and agricultural contractors. By the nature of these businesses these requests too can often result in out of hours visits to the site in order to visit the weighbridge facility. There is also a salt store within one of the larger buildings for which access is required by highways contractors in the event prolonged periods of bad weather at any time of the day or night.

In addition the applicants agent has submitted accounts information for the farm for the last two years (which in addition to demonstrating that the overall business is successful and sustainable) show that the diversification elements of the business ,aside from the arable farming, constitute a significant and majority element of its profitability.

Whilst most of the additional information is sensitive and contains exempt financial information, the covering emails from the Agent (partly redacted) are attached for Members information.

The earlier report identified the need for the applicant's information to demonstrate a functional need for an additional dwelling on site - in addition to that provide by the existing farmhouse. However this was submitted on the basis of an application for additional agricultural workers dwelling. The view of officers was that the functional need for an additional dwelling on this arable holding was not demonstrated purely as a result of the agricultural needs of the holding alone.

The further information has however shown that there are significant additional on site demands for the management and assistance of the significant 'non -agricultural' businesses that are present.

Furthermore these businesses often require site services from the owners at any time in a 24hour period

In terms of local planning policy The Ryedale Plan Local Plan Strategy in its 'Aspirations and Strategy' section seeks in the open countryside to restrict development to that which is necessary to support a sustainable, vibrant and healthy rural economy (Policy SP1). Policy SP2 relating to the delivery and distribution of new housing goes on to limit the erection of new build dwellings in the wider open countryside to those where an essential need can be justified.

In this instance the justification is largely based on the success of the farm diversification that has taken place on the land since the grant of planning permissions for other business uses from the farm buildings since around 2004 onwards.

The businesses utilising the site are themselves successful and the major occupier of buildings on site has done so for the last 13 years and it is envisaged that this arrangement will continue into the future. The agent has however stressed that in order to maintain the level of services required by their customers that a 24 seven presence on site is required in order to meet all their customers needs.

It is apparent that the overall business has continued to expand and evolve since planning permission was granted for the change of use of the farm buildings to business use. The business uses have also continued to grow since the earlier appeal decision of 2007 which was referred to in the earlier report to 25th October 2016 meeting.

On balance officers consider that the further information received has shown that a further dwelling on the site can be justified in the context of the requirements of Policies SP1 and SP2 because the additional on site presence is required to sustain the needs of the overall business.

Subject to adequate controls linking the occupancy of the proposed dwelling to the business at Golden Square Farm, the proposal is considered to be acceptable.

RECOMMENDATION: **Approval**

Conditions to be reported to the meeting

Subject: FTO Gray Housden - Golden Square farm, Low Marishes - 16/00072/OUT
Attachments: Planning Statement of Buildings at Golden Square Farm - Nov 16.pdf

From: Will Tyson [<mailto:Will.Tyson@cundalls.co.uk>]
Sent: 22 November 2016 18:01
To: Development Management
Subject: FTO Gray Housden - Golden Square farm, Low Marishes - 16/00072/OUT

Dear Gary

Thank you for taking the time to meet me last week at your offices, I found the meeting very helpful and hopefully we can find a way to move forward from now on with this application

Further to our meeting last week regarding the above application please find attached further details of the buildings at Golden Square for your information. As you will see I have detailed each building and its use.

As you will see the yard is not only used as part of the farming business but as a larger storage unit for several businesses and the Willis's family role is to provide 24 hour, seven day a week loading and unloading facilities as well as storing all of the necessary parts etc. in an organised fashion.

I hope the attached provides more information about the yard and if you need any further information at this stage please let me know

Kind regards

Will

William Tyson BSc (Hons) MRICS FAAV

For and on behalf of Cundalls Chartered Surveyors
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Mel Warters

Subject: FW: Private and Confidential - AN Willis - 16/00072/out
Attachments: mckecknie letter.pdf; 2014 accounts.pdf; 2015 accounts.pdf

From: Will Tyson [<mailto:Will.Tyson@cundalls.co.uk>]
Sent: 13 January 2017 08:55
To: Gary Housden
Subject: Private and Confidential - AN Willis - 16/00072/out

Morning Gary

Sorry it has taken a little longer to get back to you with this information but please now find attached the following:

1. 2014 accounts
2. 2015 accounts
3. Letter from **

As you will see from the two sets of accounts attached the contract work, weighbridge and storage side of the business is a huge element of the Willis Family income. This diversification contributes a large percentage of the profit for the business and is an integral part of the overall farming enterprise which has been trading in this way for several years.

You will see in the letter from ** exactly what the Willis family are required to do and the Willis family can confirm that they have a longer term agreement with ** to provide these services. The agreement the Willis family have with ** is much the same as many farmers have with a bed and breakfast pig enterprise and other intensive livestock systems. In so far as while there is demand for the product the farm and labour services will be required. The Willis family have provided these contracting services to ** for the last 13 years and both businesses have gone from strength to strength through difficulties in not only agriculture but the wider economy and through a recession.

I hope this information provides you with the required detail for your final assessment and if you need anything else please let me know

Please can you ensure the financial information contained in this email remains private and confidential

Kind regards

Will

William Tyson BSc (Hons) MRICS FAAV

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