



PLANNING COMMITTEE

Tuesday 10 April 2018 at 6.00 pm
Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH

Agenda

14 Late Observations

(Pages 2 - 8)

Agenda Item 14

RYEDALE DISTRICT COUNCIL PLANNING COMMITTEE

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 10
Application No: 18/00004/FUL
Parish: Allerston Parish Council
Appn. Type: Full Application
Applicant: Mr Oliver Stead
Proposal: Erection of an agricultural building for the housing of sheep and formation of new access track
Location: Land West Of The Cayley Arms Weasdale To Partings Farm Allerston Pickering North Yorkshire

Registration Date: 16 January 2018 **8/13 Week Expiry Date:** 13 March 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Highways North Yorkshire	Recommend conditions
Parish Council	Concerns raised relating to the access and building scale
Yorkshire Water Land Use Planning	Await response

Neighbour responses: Mr Garry Martin, Mr T Wright, Ms Elaine Scorer,

Overall Expiry Date: 29 March 2018

SITE:

The application site is located in the Parish of Allerston to the north of the A170 and on rising land to the west of The Cayley Arms public house. The applicant owns two small parcels of land totalling approximately 1.7 hectares. At present vehicular access appears to be gained via the smaller easternmost parcel of land. A gated entrance is shown on the south eastern corner of the larger parcel of land and this application proposes to renew the entrance onto the A170. The site is in open countryside beyond the village development limits it is also identified as an area of High Landscape Value. The applicant resides in the village at a property known as Springwood Cottage some 730metres away from the site.

PROPOSAL:

The application seeks permission for the reception of an agricultural building for the housing of sheep with alterations to the existing vehicular access. The building is proposed to be located in the north east corner of the western parcel of land on a relatively high part of the site. The land rises south to north and to limit the visual impact the applicant proposes to cut the building into the hillside to lessen its impact.

The building measures some 12 metres by 18 metres its eaves and apex heights of 5.2 and 8.7 metres respectively. It is proposed that the building will have a grey corrugated steel roof with Yorkshire Boarding and local stone used for the walls. The long elevation of the building will face south towards the A170.

Although not described in the development the applicant has confirmed that a stone track would be installed in the field from the gateway position. Plans, elevations and a brief Design and Access Statement are appended to this report for Members information.

HISTORY:

There is no planning history that is relevant to the consideration of this application.

POLICY:

National Policy

National Planning Policy Framework

National Planning Policy Guidance

Local Policy

Ryedale Plan Local Plan Strategy 2013

Policy SP1. General Location of Development and Settlement Hierarchy

Policy SP9. The Land Based and Rural Economy

Policy SP13. Landscapes

Policy SP16. Design

Policy SP20. Generic Development Management Issues

CONSULTATION RESPONSES:

NYCC Highways - There is a slight shortfall in the required visibility splays of 2.4 x 120 metres to the east. On balance however conditional approval is recommended subject to a verge crossing condition

Allerston Parish Council

Access- some concerns about the new access and surface water drainage potential for road safety issues

Building- some councillors thought that the building was big for the plot and tall for a field barn. There were also concerns from neighbours.

Overall however the PC considered that the applicant had locate the access appropriately and sited the shed in an appropriate place with use of wood and stone as building materials.

The majority of Councillors supported the application. The full response of the Parish Council is appended to this report.

Local residents

Three responses have been received from local residents have been received. The full comments can be viewed on the Councils website.

In summary the issues raised include:

Drainage- both surface water (potential for additional flood water) and waste from the proposed shed,

Concern about water entering the mill pond and affecting the ecology of the Beck,

Speed of water entering the Beck,

Height and size of the building- height in particular seems excessive,

New/improved access is in a hazardous location in an area of a 40 mph limit,

APPRAISAL:

This application has raised a number of concerns locally as set out in the report above.

The following matters are considered to be relevant to the consideration of the submitted application which has been amended to include the construction of a stone access track from the site entrance to the front of the agricultural building. A copy of the amended plan is attached for Members further information.

Principle of development

The site is located in open countryside, beyond the development limits of the village and therefore by definition in an open countryside location. The parcel of land is located in the Fringe of the Moors Area of High Landscape Value which is a locally designated landscape identified in the Local Plan Strategy. The plan identifies that this landscape is visually sensitive because of its skylines, hills and valley sides which are particularly sensitive to change. Policy SP1 identifies in open countryside locations that development that is necessary to support a sustainable, vibrant and healthy rural economy will be supported.

In this instance there are currently no livestock on the two parcels of land which comprise the application site. The applicant currently owns 12 ewes with lambs although these are currently kept elsewhere. The applicant has confirmed that the building is designed in part to provide shelter for his stock, the storage of hay and also as a storage area for his tractor.

Details of the size and proportions of the building are set out earlier in the report. The building is however proposed to be constructed towards the northern part of the holding, furthest from the road and on relatively high land. Consideration of whether or not the principle of the development is acceptable is in part dependent upon an assessment of other policies relating to landscape impact, design and Generic Development management issue which are appraised below

Landscape Impact

The site is located in the Fringe of Moors AHLV, in open countryside and as described above on relatively high land. The site and the location of the proposed building are readily visible from public vantage points along the A170. This is particularly the case at this time of year when the field hedgerows are not in leaf. Policy SP13 highlights the sensitivities of this landscape character to change particularly on skyline and hillside locations. It is considered that the siting of the building currently proposed would result in a building that is visually prominent in the landscape. Notwithstanding the applicants proposal to 'dig' the building into the hillside by reducing ground levels on its southern side it is considered that there are other alternative locations on the application site further south than currently proposed that could diminish the visual impact of the building locally in the landscape.

Design

The size and appearance of the building is described earlier in this report. In general terms the use of stone, timber boarding and dark coloured roof cladding is considered to be acceptable for the agricultural building proposed. However the building is considered to be relatively large in relation to the size of the unit and the numbers of livestock known to be owned by the applicant. The building has an eaves height of 5.2 metres and an apex of approximately 8.7 metres. The applicant has indicated that the building would also be used for hay storage and storage of his tractor. Officers have not been supplied with the proportions of the tractor. However the possibility remains that the eaves and apex heights of the building could also be reduced in order to lessen its visual impact in the locality beyond what is currently proposed.

Access

The response of the local highway authority is set about in the report above. Policy SP20 includes several criteria including a requirement that development proposals will not give rise to situations which are detrimental to highway safety. The local highway authority response is repeated in full and attached with the Late Pages for Members information in order to give the full context for their reply. Members will note that NYCC Highways have also added a surface water drainage condition requirement to their recommendation in order to address concerns about known surface water drainage issues relating to this parcel of land which results in run off into the verge and on to the adjacent carriage way. It is of note that the applicant has already proposed the installation of a land drain within the site which is intended to link to existing land drains on the easternmost land parcel. This should result in a situation where less surface water exits the site onto the main A road than is presently the case. This is seen as a benefit of the development that would not otherwise occur.

Drainage

The building is relatively small in relation to the site and the numbers of livestock relatively low. There are considered to be no material issues arising from additional contaminated water entering the ground or the adjacent watercourse. At the time of the most recent site visit, which was after a period of prolonged rainfall, there was significant capacity in the watercourse culvert under the A170, a location that is a significant distance from the proposed agricultural building. It is not therefore considered that there are likely to be any material impacts in terms of drainage or of ecological issues in the watercourse.

CONCLUSION:

At the present time officers remain concerned about the siting and size of the building proposed which is considered on balance to be detrimental to the visual amenity of the locality and therefore contrary to Policies SP1, SP13, SP16 and SP20 as currently submitted.

In principle it is Officers view that a smaller building sited in a less conspicuous position on site could be supported. However this would need to be the subject of further negotiation with the applicant and consultation with third parties

RECOMMENDATION: That approval of this application be delegated to the Head of Planning following further negotiation and consultation (in respect of an amended design and siting of the proposed agricultural building as described above) or to refuse the application in default.

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **18/00004/FUL**

Proposed Development: Erection of an agricultural building for the housing of sheep and alterations to existing vehicular access

Location: Land West Of The Cayley Arms Weasdale To Partings
Farm Allerston Pickering North Yorkshire

Applicant: Mr Oliver Stead

CH Ref: N/A

Case Officer: Stephen Boyne

Area Ref: 3/4/232

Tel: 01609 780 780

County Road No: A170

E-mail: Area4.KirbyMisperton@northyorks.gov.uk

To: Ryedale District Council
Ryedale House
Old Malton Road
MALTON
North Yorkshire
YO17 9HH

Date: 6 April 2018

FAO: Karen Hood

Copies to:

Note to the Planning Officer:

FURTHER CONSULTATION

Please add the following *sub-condition* to the previously-recommended condition HC-07 on my consultation dated 8 February 2018 :

Continued

Signed:

Stephen Boyne

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail: Area4.KirbyMisperton@northyorks.gov.uk

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

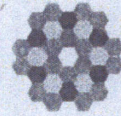
18/00004/FUL

- g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted and agreed with the Local Planning Authority in consultation with the Local Highway Authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

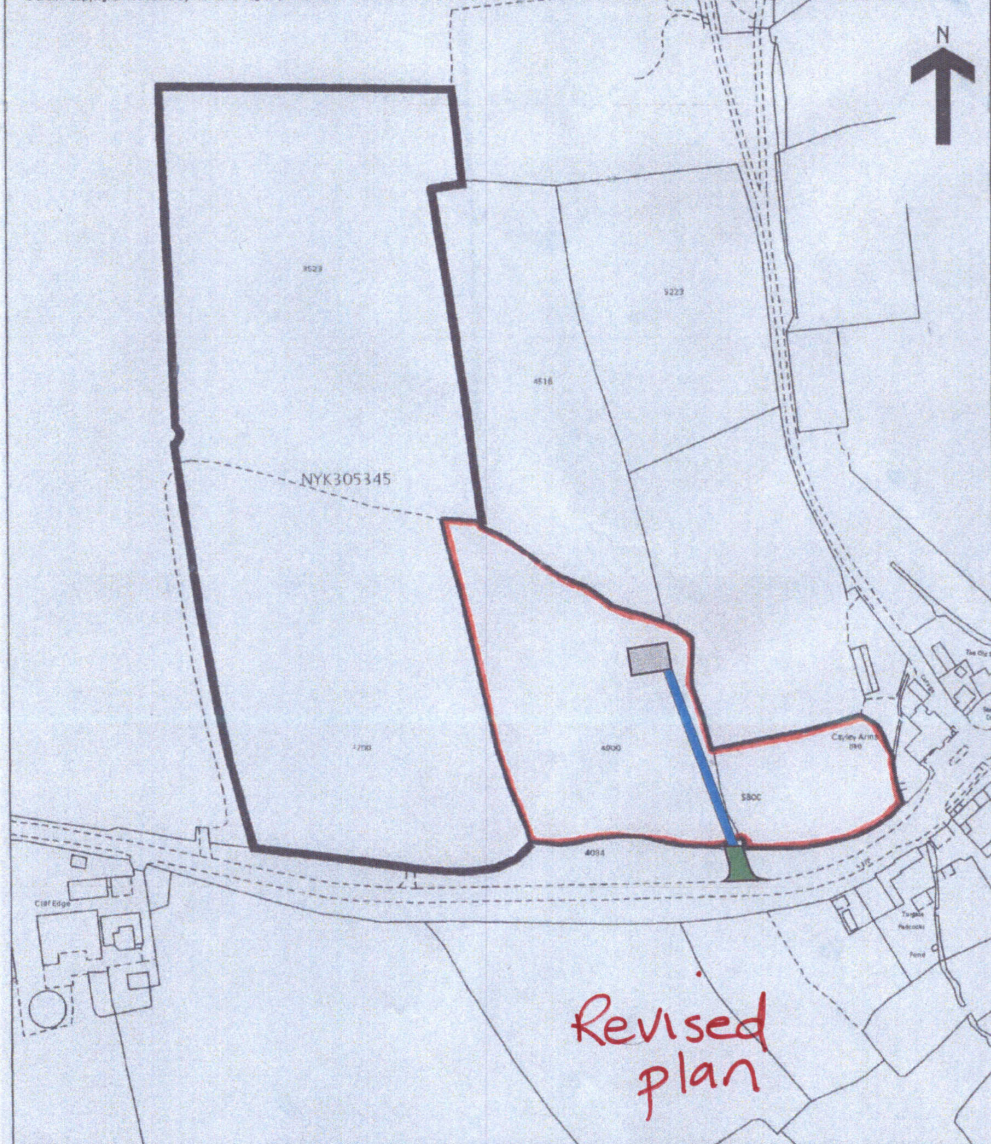
18/00004/FUL

HM Land Registry
Official copy of
title plan

Title number **NYK274407**
Ordnance Survey map reference **SE8783SW**
Scale **1:2500**
Administrative area **North Yorkshire : Ryedale**



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 1000263161



■ Proposed Building

■ Proposed Renewal of Existing Entrance

■ Proposed Stone Track