

**Item Number:** 10  
**Application No:** 14/00124/FUL  
**Parish:** Westow Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr J Lambert  
**Proposal:** Erection of an agricultural livestock building  
**Location:** Westfield Farm Low Lane Westow Malton YO60 7LX

**Registration Date:**  
**8/13 Wk Expiry Date:** 2 April 2014  
**Overall Expiry Date:** 13 March 2014  
**Case Officer:** Rachel Smith **Ext:** 323

#### **CONSULTATIONS:**

<b>Highways North Yorkshire</b>	No objections include previous conditions
<b>Environmental Health Officer</b>	No views received to date
<b>Parish Council</b>	Object

#### **Neighbour responses:**

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#### **SITE:**

Low Farm is situated in the open countryside to the south of Westow which lies within the Area of High Landscape Value. Access is via a steep drive from Low Lane. The applicants business is based at Haybridge Mill Farm Skirpenbeck and Low Farm Westow. The land holding at Skirpenbeck is on a farm business tenancy and comprises 51 hectares with a further 97 hectares nearby. The land at Westow amounts to 6.5hectares and was purchased by the applicant in 1996. The applicant has advised that because the land is free draining it is suitable for livestock to be out wintered.

#### **PROPOSAL:**

Permission is sought a livestock building to be situated to the immediate north of the roundhouse. It will have a footprint of 12.2m by 4.2m and a ridge height of 6.1m. It will be constructed with concrete panels at the lower level with timber boarding above under a grey fibre cement roof.

#### **HISTORY:**

07/00865/AGNOT Erection of agricultural building

07/00949/AGNOT Erection of agricultural storage building

10/00691/FUL Permission granted for the erection of a circular livestock building

11/00618/FUL: Application withdrawn for the erection of a 3 bedroom agricultural workers dwelling

12/00331/FUL: Permission refused for the erection of a two storey three bedroom dwelling.  
Dismissed on appeal

#### **POLICY:**

National Policy Guidance

National Planning Policy Framework  
Section 3: Supporting a prosperous rural economy.

National Planning Policy Guidance

Ryedale Plan - Local Plan Strategy

Policy SP13 Landscapes  
Policy SP16 Design  
Policy SP19 Presumption in favour of Sustainable Development  
Policy SP20 Generic Development Management Issues

**APPRAISAL:**

It is considered that the main issues in relation to the application are:

- The impact of the building on the area of high landscape value
- The impact of the development on existing amenities of neighbouring occupiers; and
- Highway implications

Policy background for rural buildings

The National Planning Policy Framework at section 3 states:

*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. To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit*

Policies in the Local Plan Strategy also support development that benefits the local economy. Policy SP9 – The Land Based and Rural Economy is particularly relevant in relation to new buildings.

The development of the site for agricultural purposes was established in 2007 with the erection of the agricultural storage building. Further development on the site took place in 2010 with the erection of the cattle round house. The principle of buildings in this location has therefore been accepted. Furthermore the development of the site will support economic growth in this rural area.

Impact of development on the character of the Area of High Landscape Value.

The recently published National Planning Policy Guidance states:

*One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.*

The site is situated in the Wolds Area of High Landscape Value. Policy SP13 of the Local Plan Strategy states that the Council will carefully consider the impact of development proposals on such areas. The site is in an elevated position, and will therefore be visible from close to the site, and more distant views. It is noted that the existing round house can be viewed from the Norton to Stamford Bridge Road. It is noted however that the round house has a ridge height of 8.4m, whilst the proposed building has a ridge height of only 6.1m. The use of dark grey roofing will ensure that the building

recedes in the landscape. It is also considered that from a distance the buildings will not be dominant. Accordingly it is considered that the need for buildings of this nature to be sited in a rural location is accepted, and the proposed development will not have a significant adverse impact on the character of the Wolds Area of High Landscape Value. It is recommended however that should Members resolve to approve the application, it be subject to a condition requiring the submission of a landscaping scheme to soften the impact of the agricultural unit

#### Neighbour Impact

The site lies within the open countryside with no near residential properties.

#### Highway Considerations

The site is accessed via a steep driveway from Low Lane. The Highways Authority has not objected to the application, however they have recommended a condition requiring the cutting of the grass to ground level over a distance of 30 metres either side of the access.

#### Other material considerations

Members will note that the Parish Council has stated:

*We do not want this high value landscape area, which can be seen from so far away, further de-valued by the erection of a farmstead.*

*It would also appear that the farm worked by Mr Lambert could be developed closer to other buildings already in existence.*

These concerns have been addressed in the body of the report.

#### Conclusion

The principle of development that promotes the rural economy is widely supported in both national and local policy. It is also considered that whilst visible from a number of viewpoints, the building will not have a significant adverse impact on the character of the Area of High Landscape Value. Accordingly, the recommendation is one of approval.

National Planning Policy Framework

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP21 Occupancy Restrictions

#### **RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            Notwithstanding the submitted details, the roof covering of the building hereby approved shall be dark grey, details of which shall first be submitted to, and approved in writing by the Local Planning Authority, prior to commencement on site.

Reason: The site is located in an Area of High Landscape Value, and it is considered that a dark roofing material would be more sympathetic to that area, and to satisfy the requirements of policy SP13 of the Local plan Strategy 2013.

- 3 Before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

- 4 Prior to the mobile home being brought into use, or such longer period as may be agreed in writing by the Local Planning Authority, grass cutting down to ground level along the full width of banking shall be undertaken over a distance of 30 metres each side of the access/exit points. Within 8 weeks of the first occupation of the mobile home a management plan for the cutting of the grass bank shall be submitted to and approved in writing by the Local Planning Authority, and thereafter complied with.

Reason: To ensure that visibility entering and leaving the site will not be obstructed, and to satisfy the requirements of Policy SP20 of the Local Plan Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Location Plan Lambert 03, Elevations Lambert 01

Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
Regional Spatial Strategy  
National Planning Policy Framework  
Responses from consultees and interested parties