

Item Number: 12
Application No: 14/00409/FUL
Parish: Flaxton Parish Council
Appn. Type: Full Application
Applicant: Mr T Richardson
Proposal: Erection of single storey extension forming office and staff amenities to serve existing marquee hire business
Location: Building Opposite Glebe Farm Bull Moor Lane Flaxton Malton

Registration Date:
8/13 Wk Expiry Date: 6 August 2014
Overall Expiry Date: 27 June 2014
Case Officer: Shaun Robson **Ext:** 319

CONSULTATIONS:

Building Conservation Officer No objection
Highways North Yorkshire No objection
Parish Council Recommend refusal - further comments awaited

Neighbour responses: None

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SITE:

The application site lies towards the southern edge of Flaxton, outside the 'saved' development limit but within the Conservation Area as defined in the Development Plan.

These proposals relate to an existing free-standing, modern agricultural barn which lies within open grassland to the east of Bull Moor Lane, Flaxton, which was approved under an agricultural notification in 2003. Access to the site is gained by a shared highway entrance which branches off to give the site its own vehicular entrance via a gated entrance. The front (east) elevation has a hard standing area in front of it and contains a roller shutter door and a personnel door.

The existing building has approximately 158m² gross external floor space. It is constructed of red brick to the lower walls with Yorkshire Boarding to the upper walls whilst the roof is covered in coloured profile sheeting. It measures 4.4m to the eaves and 6.5m to the apex.

PROPOSAL:

Planning permission is sought for the erection of a single storey pitched roof extension to provide an office, staff room and W.C in connection with the existing marquee business.

The extension equates to a length of 7.4m, width of 5.6m, height to eaves of 2.6m and ridge of 4.2m.

HISTORY:

12/00970/FUL – Change of use of agricultural building to a store for marquees and ancillary equipment as part of a marquee hire business. Approved 12.12.2012

10/01252/FUL – Change of use of agricultural building to storage building for marquees and ancillary equipment for a temporary period in connection with a marquee hire business (retrospective application). Approved 19.01.2011. Expires 18.01.2013

03/00263/AGNOT - An agricultural notification for the erection of a general purpose agricultural building and the formation of an access road was permitted

02/00203/AGNOT - An agricultural notification for the erection of a general purpose agricultural building and the formation of an access road was refused

POLICY:

National Planning Policy Framework

Section 1 - Building a strong, competitive economy
Section 3 - Supporting a prosperous rural economy
Section 12 - Conserving and enhancing the historic environment

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP6 - Delivery and Distributing of Employment Land and Premises
Policy SP9 - The Lane-Based and Rural Economy
Policy SP12 - Heritage
Policy SP16 - Design
Policy SP20 - Generic Development Management Issues

APPRAISAL:

The existing former agricultural building, containing the applicants business, was constructed under the Agricultural Notification procedure.

Temporary planning permission was granted in 2011 (10/01252/FUL) for the use of the building for the storage of marquees and ancillary equipment for a two year period. A subsequent application (12/00970/FUL) was approved in 2012 for the permanent use of the building in connection with the marquee business.

Permission is now sought for the extension to the existing building to provide office, staff room and a W.C facility. The original submission represented a pitched roof extension to the front elevation of the existing building equating to an overall length of 7.4m, width of 5.6m and height to the ridge of 4.2m and eaves of 2.6m.

The applicant has subsequently revised the design to incorporate a mono-pitched roof side extension to the southern elevation of the building following discussions with the Case Officer. The revised extension equates to an overall length of 7.8m, width of 3.4m and overall height, which ties into the roof slope of the main building, of 3.3m.

The expansion of business, such as the applicant's, is key to the rural economy.

Paragraph 28 of the National Planning Policy Framework states that:

'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'*

Policy SP6 of the Ryedale Plan – Local Plan Strategy encourages the expansion of existing employers/established businesses.

It is considered that the proposal complies with all aspects of the NPPF and Policy SP6 of the Ryedale Plan – Local Plan Strategy.

The Parish Council has raised the following comments based on the original proposal:-

- This appears to be quite a long extension and the Parish Council is concerned that this is not a small or modest extension when compared against the existing building;
- The Parish Council is concerned that this is a development in open countryside (a point which was highlighted in the Officers appraisal when the original application was discussed at the Planning Committee meeting on 11 December 2012) and which was re-enforced in the subsequent approval by the condition (04)
“It is not considered that this is an appropriate site for the expansion of a marquee business, given its location in the open countryside..... A condition for the removal of permitted development rights for or the extension to the existing building is therefore recommended”;
- The proposed building materials do not match the existing building, being out of keeping with the original and have a much more 'permanent' looking structure and gives the appearance of creeping development;
- The Parish Council would wish to know where the sewage package plant is to be sited and where drainage from this plant is to go. Flaxton is in a surface water nitrate vulnerable zone and the Parish Council needs to be assured that the applicant has checked whether a permit is needed or whether it is exempt.

A further consultation exercise has been conducted, based on the revised details, and any further comments, will be reported in either the late pages or verbally to Members at the Planning Committee.

The applicant has supplied additional information, following the original comments from the Parish Council, in order to clarify the concerns raised. In regard to the issues, the following is applicable:-

- The proposed extension is subservient when compared to the current/existing building, therefore the concern raised by the Parish Council is not considered to be appropriate in this instance;
- In regard to the appropriateness of the site and the use of the main building in connection with the marquee business, following the 2011 application a further application was considered and approved for the permanent use of the building.
- Therefore the concern about the appropriateness is not considered to be valid in this instance;
- The material of the extension have been conditioned therefore the concern in regard to those indicated are not valid in this instance;
- In regard to 'creeping' development the extension is modest and with the use of appropriate/conditioned materials will not be out of keeping with the surrounding area; and
- In relation to the drainage of the site, the applicant's agent has confirmed that the site is served by mains sewer. Therefore the concerns raised by the Parish Council are not valid in this instance.

A number of the above comments are applicable to the revised design, however, any further comments received will be reported to Members .

Based on the revised design, and the repositioning of the proposed extension, it is not considered that the development will have a significant adverse impact on the existing amenities of neighbouring occupiers.

It is not considered that the development will have significant impact on the setting of the Conservation Area nor will the proposal create any adverse highway implications, a view shared by the Highway Authority. Accordingly, it is considered that the development would not harm the character of the open countryside or the Conservation Area.

As such, the recommendation is one of approval.

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 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Proposed Elevations – Rev A – dated: June 2014
Proposed Elevations 2 – Rev A – dated: June 2014
Proposed Layout – Rev A – dated: June 2014

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

Background Papers:

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