

Item Number: 9
Application No: 14/00511/MFUL
Parish: Wintringham Parish Council
Appn. Type: Full Application Major
Applicant: T Mason Services Ltd. (Mr Tom Mason)
Proposal: Change of use of 2no. steel portal framed sheds from commercial warehousing to agricultural storage.
Location: Linton Mill Wintringham Malton YO17 8HP

Registration Date:
8/13 Wk Expiry Date: 7 August 2014
Overall Expiry Date: 6 August 2014
Case Officer: Shaun Robson **Ext:** 319

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area) No response received to date
Parish Council No response received to date
Highways North Yorkshire Recommend conditions
Environmental Health Officer Concerned with potential change of use to livestock building - recommend conditions
Land Use Planning No comments required by Yorkshire Water
Neighbour responses: None

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SITE:

The application site comprises two existing 'agricultural style' buildings at Linton Mill, which previously operated as an agricultural holding and a warehouse.

The buildings are of a similar height with a variation in the floor space of the buildings, 1771.6 and 1051.2 square metre internal floor space.

The site is outside the development limits of any defined settlement, as such, it lies within the open countryside. It is also within Flood Zones 2 and 3.

PROPOSAL:

The proposal seeks planning permission for the change of use of the existing steel portal framed sheds from commercial warehousing to storage of agricultural machinery/equipment.

HISTORY:

09/00335/FUL Change of use and alteration of former mill buildings and attached offices to form 2no. three bedroom dwellings and 2no two bedroom dwellings with amenity/parking areas and alteration of existing vehicular access – WITHDRAWN 12.01.2012

06/00798/73 Variation of Condition 05 to allow the premises to be additionally used for general parcel/pallet distribution and Variation of Conditions 07 and 08 to allow the times stated to be amended from Monday to Saturday 08.00 - 18.00 to Monday to Saturday 07.00 - 22.00 (approval 3/153/2J/FA dated 24.03.1995 refers) – REFUSED 25.09.2006

- 3/153/2L/FA Amendment to working housing (from 0800 - 1800 to 0700 - 2000 hours) and vehicle weight restrictions (from 1.5 tonnes un-laden to 7.5 tonnes gross vehicle weight) imposed by Condition 07 and 08 of decision 3/153/2J/FA – REFUSED 19.06.1995
- 3/153/2K/FA Erection of extension and alterations to office block – APPROVED 27.03.1995
- 3/153/2J/FA Erection of a double span warehouse (1778SM) and extension to existing warehouse (384SM) – APPROVED 24.03.1995
- 3/153/2H/FA Cladding of existing warehouse – APPROVED 24.05.1994
- 3/153/2G/FA Change of use and alteration of Brick Mill buildings to form 3 houses and demolition of fabricated Mill Buildings and erection of four detached houses and garages – REFUSED 04.03.1993
- 3/153/2E/PA Construction of a mill extension to house blending system – APPROVED 07.08.1984
- 3/153/2D/PA Erection of a building to house machinery used in the manufacture of animal food stuffs – APPROVED 14.08.1980
- 3/153/2C/PA Erection of agricultural building for the storage of animal feeds – APPROVED 30.10.1979
- 3/153/2B/PA Construction of an agricultural building for the storage of animal feeds – APPROVED 01.08.1977
- 3/153/2A/PA Extension to existing site to increase bulk storage – APPROVED 07.05.1976
- 3/153/2/PA Erection of Boythorpe Cropstore – APPROVED 03.09.1974

POLICY:

National Planning Policy

National Planning Policy Framework
National Planning Practise Guidance

Ryedale Plan - Local Plan Strategy

Policy SP6 – Delivery and Distributing of Employment Land and Premises
Policy SP9 – The Land-Based and Rural Economy
Policy SP13 – Landscapes
Policy SP16 – Design
Policy SP20 – Generic Development Management Issues

PUBLICITY:

No responses received.

APPRAISAL:

The main material considerations in relation to this application are:

- Principle of development in policy terms
- Impact on the character of the area

- Impact of development on residential amenity
- Impact on highway safety; and
- Flooding

Principle of development

In considering this proposal, Members will note that Section 3 (Supporting a prosperous rural economy) of the National Planning Policy Framework, is supportive of the need to promote a strong rural economy in rural areas. Nevertheless, regard is also to be had to the material considerations of the development and the impact the proposal would have on the character of the surrounding countryside.

Policy SP6 of the Ryedale Local Plan supports employment proposal in the wider open countryside, specifically it states:

“Expansion land for existing major employers/established businesses; small scale conversion of existing buildings of new buildings to support appropriate rural economic activity...”

Policy SP9 of the Ryedale Local Plan Strategy also supports the land-based economy, specifically it supports the conversion of existing buildings to sustain the rural economic activity.

Impact on the character of the area

The application site is located within the open countryside and despite the size of the buildings are screened approaching the site from the east and west.

Given that the proposal involves the use of the internal area of the buildings, officers do not consider that the proposal will have a detrimental impact on the surrounding area. No security lighting is proposed.

In terms of the landscape impact, the landform of the area is generally flat but as stated the site is already well screened.

It is considered, therefore, that the development is not contrary to Policy SP13 and SP20 of the Ryedale Local Plan Strategy.

Impact on residential amenity

With respect to residential amenity, the main concern of the proposal is related to the impact of the development on the nearby dwelling to the north and east of the site.

The previous use of the site as general warehousing operated within limited hours of operation, from 08.00-18.00hrs. That use is considered to be fundamentally different to the current proposal. However, in order to ensure that the proposal does not have a detrimental impact on the identified residential properties the Environmental Health Officer (EHO) has been consulted. A formal response has yet to be received from the EHO and Members will be updated in either the late pages or verbally at Committee.

Impact on highway safety

In terms of highway safety, the highway authority has been consulted and raised no objection to the application subject to the imposition of a condition.

Therefore the development is amended to be acceptable in highway terms.

Flooding

The application site is located in flood zone 2 and 3 on the Environment Agency's flood map.

The NPPF states that buildings or land used for agricultural purposes are classified as less vulnerable development and these are considered to be compatible uses in flood zones 2 and 3.

The Environment Agency has been consulted but has yet to formally respond. Members will again be updated in the late pages or verbally at the committee.

Conclusion

In view of the above, the recommendation is one of approval.

RECOMMENDATION: Approval subject to the views of statutory consultees

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 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility to the extremities of land shown in blue as being under the control of the applicant with the public highway Main Street, Wintringham from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP16 and SP20 of the Ryedale Plan – Local Plan Strategy and in the interests of road safety.

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

Site Layout Plan dated stamped 8th May 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