

Item Number: 15
Application No: 14/00315/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr John Skaife
Proposal: Erection of an agricultural building for the housing of livestock and storage of machinery and feed, together with formation of additional hardstanding.
Location: Land South Of Street Lane Pickering North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 6 June 2014
Overall Expiry Date: 22 July 2014
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Highways North Yorkshire	Recommends alterations to access are included on application, and concerns re visibility, recommends formation of visibility splays
Countryside Officer	Object as insufficient information- further response awaited
Sustainable Places Team (Yorkshire Area)	No objections – awaiting response regarding conditi
Environmental Health Officer	No views received to date
Land Use Planning	Yorkshire Water – conditional support
Parish Council	No objection
Land Use Planning	Recommend condition

Neighbour responses:

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SITE:

The application site is located to the south of Street Lane to the west of Keld Head, Pickering. The site is situated within the open countryside and the Keld Head Springs Site of Important Nature Conservation. The site is also located adjacent to, but not within, the Keld Head Conservation Area and Visually Important Undeveloped Area.

PROPOSAL:

The proposal seeks planning permission for the erection of an agricultural building for the housing of livestock and storage of machinery and feed, together with formation of additional hardstanding.

The applicant has provided a Habitat Survey in support of the proposal.

The application is reported to Members for decision because the applicant is related to a Member of the Council.

HISTORY:

There is no relevant planning history to this site.

POLICY:

National Policy Guidance

National Planning Policy Framework
National Planning Practise Guidance

Ryedale Plan: Local Plan Strategy

Policy SP9 – The Land Based and Rural Economy
Policy SP12 – Heritage
Policy SP13 – Landscapes
Policy SP14 – Biodiversity
Policy SP16 – Design
Policy SP20 – Generic Development Management Issues

APPRAISAL:

The main considerations in the assessment of this application are:

- i) Principle of the Development
- ii) Keld Head Springs - Site of Important Nature Conservation
- iii) Groundwater Protection Zone
- iv) Highway Related Issues

Principle of the Development

National and Local policies support new buildings that are necessary to support land-based activity and a working countryside, including for farming. The applicant seeks to develop this site for an agricultural business. The economic benefits of promoting the agricultural business need to be weighed against the harm the proposed development would have on the character of the open countryside, the Conservation Area (which is approximately 30 metres to the east at its nearest point) and Visually Important Undeveloped Area.

The building proposed would measure approximately 18.6m long x 9.3m wide x 5.7m high, and is proposed to be formed of concrete panels, Yorkshire Boarding and dark grey fibre cement roofing. The building would be simple in its design and typically agricultural in its appearance. There are established hedgerows along the northern boundary of the site which will soften views of the building from the public highway to the north. On the eastern boundary is located a mixture of established trees and hedgerow which will, to some extent, help screen the development when viewed from the east and provide a backdrop for the building when view from the west. Nevertheless, parts of the building would be visible when viewed from across the Conservation Area and the Visually Important Undeveloped Area, therefore in order to mitigate the impact of the building a landscaping condition is recommended to ensure additional screening on this boundary.

Site of Important Nature Conservation (SINC)

The applicant has submitted a Phase 1 habitat survey. The application site is located within the semi-improved neutral grassland of the Site of Important Nature Conservation. As identified by the habitat survey this part of the SINC is as follows:

“The dominant habitat type consists of this habitat type and is maintained through light grazing by sheep and mowing. At the time of the survey, the sward was approximately 10cm tall. There appears to have been little nutrient improvement of the field beyond animal inputs as species diversity is rich.”

The Council’s Countryside Officer has been consulted on the application originally objecting on the basis of insufficient information. Since then, further information has been submitted and the further

comments of the Countryside Officer are awaited. These will be provided to Members in the late pages or at the Planning Committee Meeting.

Groundwater Protection Zone

The Environment Agency have noted that the application site is located within Groundwater Protection Zone 1 for the Yorkshire Water Services drinking water supply for Pickering. As a result, objections were raised to the development as insufficient information was provided to allow proper assessment of the risk on groundwater supply in the locality. However, following discussions between planning officers and the Environment Agency, it was agreed that should the applicant connect the surface water run-off from the building to the public sewer that the Environment Agency would remove their objection. The applicant has agreed to do this.

In addition to the Environment Agency's concerns, Yorkshire Water have also been consulted due to the proximity of the site to the Corallian aquifer which is used extensively for public water supply. Following discussions with planning officers, to ensure no adverse impact, Yorkshire Water have recommended conditions to any planning permission granted.

Highway Related Issues

With respect to highway safety, NYCC Highway Authority have raised concerns regarding the visibility splays of the access into the site. Revised plans have been requested from the applicant which are expected to be received in the near future. The further comments of the highway authority are awaited, and will be provided to Members within the late pages or at the Planning Committee Meeting.

To conclude, the recommendation is one of approval subject to final confirmation from the Councils Countryside Officer and NYCC Highway Authority that all matters have been resolved. In the event that any of the matters are not agreed delegation to the Head of Planning and Housing is sought should any consultation response received result in an alternative recommendation.

National Planning Policy Framework

National Planning Policy Guidance

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

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

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

Local Plan Strategy - Policy SP20 Generic Development Management Issues

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.

Reason: To ensure appropriate appearance in accordance with the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Unless approved by the local Planning Authority, surface water shall not drain to soakaway.

Reason: To ensure that the development can be properly drained without detriment to the public water supply.

- 5 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

- 6 No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the local Planning Authority. Furthermore, no development shall commence until any approved mitigation measures with respect to the protection of groundwater have been implemented to the satisfaction of the local Planning Authority.

Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

- 7 Any conditions recommended from the Council's Countryside Officer

- 8 Any conditions recommended by the Environment Agency

- 9 Any conditions recommended by NYCC Highway Authority

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

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