

Item Number: 17
Application No: 14/00458/FUL
Parish: Scrayingham Parish Council
Appn. Type: Full Application
Applicant: Mr Stuart Wood
Proposal: Erection of an agricultural livestock building for calf housing
Location: Poplar House Farm Leppington Lane Leppington Malton North Yorkshire YO17 9RL

Registration Date:
8/13 Wk Expiry Date: 1 July 2014
Overall Expiry Date: 1 June 2014
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Parish Council No views received to date
Highways North Yorkshire No objections
Environmental Health Officer No views received to date

Neighbour responses: Mr Colin Beevers, Mr Simon Flounders, M J S Preece,

SITE:

Popular House Farm is an operational farmstead situation to the northern edge of Leppington. Whilst the farmhouse is located within the development limits of the village, the associated agricultural buildings are located in the open countryside and the Area of High Landscape Value.

PROPOSAL:

Planning permission is sought for the erection of an agricultural livestock building for calf housing.

HISTORY:

13/01326/FUL - Erection of replacement agricultural building for the housing of livestock (retrospective application)

13/01327/FUL - Erection of replacement agricultural building for the housing the livestock (retrospective application)

14/00459/FUL - Erection of an agricultural lean to livestock building adjoining existing livestock building

POLICY:

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Practise Guidance (NPPG)

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land-Based and Rural Economy

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

APPRAISAL:

This application is presented before Planning Committee because objections have been received to the proposal. This main issues raised include the siting of the building, noise, smell, overshadowing and loss of light.

Members will note that during the course of this application, the Council's Environmental Health Officers have raised concerns to the potential impact of the development on nearby residential dwellings. The nearest residential dwellings are sited approximately 40m from the proposed building.

In response to these concerns, Members will note that the applicant has revised the design of the building to ensure that only the western elevation of the building (facing away from the residential dwellings) is open sided. All other elevations have been closed. Further, the following comments have been made:

“The shed currently under discussion is for young stock (baby calves, weaning to 6 months old). The simple rationale this proposed siting is:

- *Small calves intake is low, therefore, less tractor time to feed.*
- *It is imperative that small calves are kept on dry bedding, with actual faecal content of the manure is very low resulting in less odours.*
- *All cattle need open ventilated housing, with Leppington being sited on the hill top it catches the prevailing breeze to move lingering trapped smells away – an open shed should, therefore, help prevent a building up of flies in low dark corners.*
- *With young calves, in order to not spread any disease it is vital they are regularly cleaned out and disinfected – further reducing the build up of old manure for odour and flies etc.*
- *It is situated within the curtilage of the yard as per advise given by the Ryedale Planning Officers.”*

Following the provision of the above, the Council's Environmental Health Officers have raised no objection to the proposal subject to the recommended condition relating to manure management.

With regards to the siting of the building, the proposal has been located immediately adjacent to the existing farm buildings and within the existing farmstead. Although there are residential dwellings located within close proximity to the site (approx. 40m), it is important to note that this is an established farmstead, and given the nature of the building and the comments of Environment Health Officers, it would be unreasonable to require the siting of the building elsewhere.

The design of the building is considered to be appropriate and given its scale would not result in any harmful overshadowing or loss of light to the nearest residential dwellings. In terms of the wider landscape impact, the building would be seen in the context of the farmstead. This is considered to be the most appropriate siting for the building in landscape terms and would not harm the character of the Yorkshire Wolds Area of High Landscape Value.

CONCLUSION:

The planning application is considered to accord with relevant planning policy and there are no material considerations, which override this compliance. The recommendation is therefore one of conditional approval.

National Planning Policy Framework
National Planning Policy Guidance
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP16 Design
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 All farmyard manure shall be removed from the Approved buildings within a cycle of 35 days and removed offsite for disposal immediately, unless a revised manure management plan is submitted for approval in writing to the Local Planning Authority. Thereafter the manure management plan shall be reviewed annually and submitted to the Local Planning Authority prior to any major change occurring.

Reason:- To prevent a build up of agricultural wastes leading to problems of odour and flies to neighbouring residents. To protect residential amenity in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

3 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: In the interest of visual amenity in accordance with the requirements of Policy SP13 and SP20 of the Ryedale Local Plan Strategy.

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

Drawing Ref. WFT April 2014 (Revised Plan)
Site Location Plan (date stamped 6 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