

Item Number: 9
Application No: 14/01275/MFUL
Parish: Slingsby Parish Council
Appn. Type: Full Application Major
Applicant: Mr James Firby
Proposal: Erection of replacement building for continued use divided between storage of agricultural machinery for resale by the applicant and general purpose agricultural use.
Location: Carr House Farm Long Lane Slingsby Malton YO62 4AU

Registration Date:
8/13 Wk Expiry Date: 18 February 2015
Overall Expiry Date: 31 December 2014
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Public Rights Of Way No views received to date
Vale Of Pickering Internal Drainage Boards No objection
Parish Council No views received to date
Highways North Yorkshire No objection

Neighbour responses: None

SITE:

The application site is located to the eastern side of Slingsby within the open countryside. It is accessed by a single track from The Balk and off Green Dykes Lane. The site comprises a farmhouse and range of farm buildings, which is located at the end of Long Lane and is over 1 mile from the junction with Green Dykes Lane.

The site is used in conjunction with general farming activities and for the storage and resale of agricultural machinery.

PROPOSAL:

Planning approval is sought for the demolition of a large section of an existing agricultural building used for the storage of agricultural equipment for the purpose of re sale. The existing barn is constructed from corrugated sheeting, supported with structural pillars, making it difficult to negotiate the large machinery. The replacement building would be steel framed and be sited on the exact same floor area of the existing building, measuring approximately 42 metres in length and 26.4 metres in width. It is proposed that rather than two ridges which run parallel from east to west, as existing, the replacement building would have a dual pitch roof. This would result in a ridge height approximately 1.6 metres higher than the existing buildings. The building would be constructed from a combination of low concrete panels and box profile sheeting (Olive Green) and a Fibre Cement roof (Anthracite). The part of the barn being retained would not be altered.

HISTORY:

The most relevant planning applications are as follows; Application reference 12/00058/FUL, Change of use of agricultural grain store to a mixed use of storage of agricultural produce and when not in use for that purpose the storage and display for sale of agricultural machinery by the applicant (retrospective application). Approved at Planning Committee.

Application reference 12/00344/FUL, Change of use of agricultural land to a mixed use of agricultural and the storage, display and sale of agricultural machinery by the applicant within the red lined areas on location plan JRF 1A (retrospective application). Approved at Planning Committee.

Application reference 12/00521/CLEUD, Certificate of Lawfulness in respect of the use of buildings (as outlined in red on plan JRF1) for more than 10 years before 25.05.2012 for buying, selling, storing, repairing and displaying of farm machinery for sale to farmers, trade and export. CLEUD Approved.

POLICY:

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

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL:

The main considerations are;

- i) Principle
- ii) Character and Form

i) Principle

This application is 'Major' development because the proposed building has a floor area in excess of 1,000m² as such it is required to be determined by the Planning Committee.

The substantial demolition of the existing agricultural building is in principle supported. It is Officers opinion that as the exterior of the existing barn is constructed from corrugated sheets of different colours and sizes, the building has a lack of cohesion, which consequently has an adverse impact on the character and appearance of the area, when viewed from public vantage points.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy as well as Paragraph 28 of the National Planning Policy Framework seeks to support the sustainable growth and expansion of existing businesses. The principle of a replacement building is therefore considered acceptable.

ii) Character and Form

The farmstead at the end of Long Lane, over 1 mile from the junction with Green Dykes Lane is an existing farmstead with a number of agricultural buildings of a range of scales and designs. Whilst it is noted that due primarily to the increased ridge height and the dual pitch roof the proposed replacement building would have a larger form than the existing building, despite occupying the same foot print. Due to the isolation of the site, the public vantage points will largely be contained to the Public Bridleway to the west of the application site and from Dixieland Farm to the north. However the replacement building when viewed from the public vantage points would appear in the context of the existing agricultural buildings including the recently approved and constructed grain store to the west of the application site. It is Officers opinion that the proposed development would not only improve the overall appearance of the site by bringing about some uniformity but would also provide benefits to the applicants existing business by providing them with a more functional building

The closet residential property is Little Farm to the south west of the application site. However due to the distance of approximately 207 metres and the number of existing agricultural building between it and the application site it is not considered that the proposed development would have an adverse impact on the occupants amenity. Dixieland Farm to the north of the application site is approximately 466 metres away. Due to the distance and that the application is not seeking to change how the site operates, it is not considered that the replacement building would have an adverse impact on the occupants amenity.

The Highway Authority has raised no objection to the proposed development. At the time of writing no representations have been received from the Public Rights of Way Officer however as the application site is approximately 50 metres east of the Right of Way on the footprint of an existing building it is Officers opinion that the proposed development would not interfere with the function of the Public Right of Way. Officers are however recommending an informative be attached to an approval making the developer aware that no works shall be undertaken which will create an obstruction, either permanent or temporary. As the proposed development is not proposing to increase the floor area and thus increase the surface water being dealt with by the farms own storage and pumping scheme, the Vale of Pickering International Drainage Board raises no objection. At the time of writing no written representations had been received from either the Parish Council or Members of the public. In view of the above it is considered that the proposed development complies with both Local and National Planning Policies.

The recommendation to Members is therefore 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s);

Carr House Farm. Proposed Elevations. Received by the Local Planning Authority 19 November 2014

Carr House Farm. Site Location Plan. Received by the Local Planning Authority 19 November 2014

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

INFORMATIVE:

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties