

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 15/00041/MFUL
Parish: Staxton/Willerby Parish Council
Appn. Type: Full Application Major
Applicant: Willerby Wold Piggeries Ltd
Proposal: Erection of an agricultural grain store with access track and concrete apron
Location: Willerby Wold Pig Farm Staxton Scarborough North Yorkshire YO12 4SN

Registration Date: 22 January 2015
8/13 Wk Expiry Date: 23 April 2015
Overall Expiry Date: 12 March 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Environmental Health Officer
Highways North Yorkshire No objection
Archaeology Section Recommend Conditions
Tree & Landscape Officer
Parish Council
Highways Agency (Leeds) No objection

Neighbour responses: Mr Chris Blundell,

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SITE:

Willerby Pig Farm lies to the north of the A4 within the wider open countryside and to the west of the Service Village of Staxton. The site is also within an Archaeologically Sensitive Area and is adjacent to the Wolds Area of High Landscape Value. The unit has a linear built up form, extending northwards from its highway access directly onto the A64.

PROPOSAL:

Full planning permission is sought for the erection of an agricultural grain store with access track and concrete apron.

The building will be erected on the northern edge of the existing cluster of buildings, which make up the existing farmstead and comprise of an existing grain store and mill building. It should also be noted that the existing ground level slopes downwards by approximately 1.2m where the proposed agricultural grain store will be sited. The building will measure 30m in depth and 72m in width. The height of the building to the eaves will be 8.2m and 12.2m to the ridge. The steel framed building will be constructed of concrete panels to 5m with profile sheeting above in juniper green. The roof is to be

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constructed of fibre cement sheeting in anthracite grey. The proposed materials will match the adjacent agricultural grain store. A roller shutter door approximately 6m in width is also proposed on the western elevation of the agricultural grain store.

Members should note that discussions have taken place with the agent regarding the history to the site. The approved plan of the 09/01129/MFUL planning application (Reference Block Plan, Revision C IP/WP/02C dated December 2009) showed a landscaping belt of 106 trees to the north and west of the agricultural grain store building. It was clear from the Officer's site visit, that this landscaping belt has not been completed. Furthermore, it was also clear that the approved building was not constructed in the approved location and that the conditions of the permission have not been fully discharged.

HISTORY:

There is extensive history in connection with the site. This includes:

- 09/01128/AGNOT – Determined 02.11.2009 - Erection of agricultural building for milling and mixing of animal feeds.
- 09/01129/MFUL – Planning permission granted 06.04.2010 - Erection of agricultural grain store and formation of associated concrete surfaced access and hard standing.
- 13/01135/MFUL – Planning permission granted 20.12.2013 - Erection of an agricultural grain store.

POLICY:

National Policy

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014)

The Ryedale Plan – Local Plan Strategy

Policy SP9- The Land Based Rural Economy
Policy SP12- Heritage
Policy SP13- Landscapes
Policy SP14- Biodiversity
Policy SP16- Design
Policy SP19- Presumption in Favour of Sustainable Development
Policy SP20- Generic Development Management Issues

APPRAISAL:

The main considerations to be taken into account are:

- i. The principle of an agricultural grain store
- ii. Siting and external appearance of the agricultural grain store
- iii. Impact upon the wider open countryside and the Wolds Area of High Landscape Value
- iv. Highway safety
- v. Archaeology
- vi. Other matters

i. The principle of an agricultural grain store

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan – Local Plan Strategy is supportive of new buildings that are necessary to support land-based activity and a working

countryside, including farming. Furthermore, Section 3 (Supporting a prosperous rural economy) of the National Planning Policy Framework is supportive of sustainable growth and expansion of all types of business and enterprise in rural areas, through well designed new buildings.

The applicants operate a large scale agricultural business, comprising of both arable and livestock enterprises with an operational base at Willerby Pig Farm. The agricultural business comprises of 2800 acres (1900 acres of which are arable land). The livestock enterprise comprises of 7000 pig places, 120,000 free range laying hens and 600 head fattening bulls. The arable enterprise produces cereals for feed for the livestock enterprise. The proposed grain store would allow for 6000 tonnes of grain in total to be stored. The previous planning application (Planning Reference 13/01135/MFUL) sought a grain store that would allow for 3000 tonnes of grain to be stored. However, the applicant considers that the additional building would assist the overall viability of the agricultural business. It is considered that the principle of an agricultural grain store in this location and within the farmstead is considered acceptable.

ii. Siting and external appearance of the agricultural grain store

The proposed agricultural building will be sited to the north of the existing agricultural grain store. There will be a separation gap of approximately 10 metres and the hard standing track will run to the west of the buildings, with the concrete apron being located to the west of the building. It is noted that the building is large in scale, but is similar to the existing grain store. When compared with the cumulative footprint of the existing buildings within the site, the scale of the proposed agricultural grain store is not considered to be unsympathetic to its surroundings and its siting is considered acceptable. The darker grey roof materials are considered appropriate to the site and its surroundings. The design of the building is also considered to reflect other modern farm buildings within the immediate locality and the District. Overall, the siting, materials and architectural details are considered to be appropriate and sympathetic to their surroundings, complying with Policy SP16 (Design) of the Ryedale Plan – Local Plan Strategy.

iii. Impact upon the wider open countryside and the Wolds Area of High Landscape Value

The site surroundings are predominantly flat and open being typical of the site's location within the southern Vale of Pickering landscape between the A170 (to the north) and the A64 (to the south). The Willerby Pig Farm site adjoins the Wolds Area of High Landscape Value, which runs southwards from the A64 (Malton Road).

An amended site layout plan has been received, showing a landscaping belt to the north, west and east of the proposed building. If planning permission is granted a condition will be attached to the Decision Notice to state the landscaping has be planted within the first planting season and prior to the erection of the agricultural grain store. The proposed agricultural grain will be largely screened from the south by the existing farm buildings. The new building will be visible when approaching the site from the east and west (along the A64) but will be viewed with the existing farmstead. The landscaping belt to the north, west and east of the proposed building will soften the impact of a large scale building within this wider open countryside settings and the Wolds Area of High Landscape Value. Shorter-range views of the site, which do not fall within the public domain, will again see the new building in the context of its surroundings. It is noted that the occupier of the adjacent dwellinghouse 'Greystoke' considers that additional planting should still be required to the south of the western planning belt in order to further integrate the development into the landscape locally. This view is shared by officers and further planting has been requested. Members will be updated at the meeting. It is, therefore, considered to be acceptable in terms of its visual impact upon the surrounding wider open countryside and the Wolds Area of High Landscape Value

iv. Highway safety

Access to the site is via the existing directly off Malton Road (the A64). As such, advice has been provided by both the Highways Agency and the Local Highway Authority. Both the Highways Agency and the Local Highway Authority has raised no objection to the proposal in terms of highway safety. It should be noted that works to improve the entrance to the site were granted approval as part of the 09/01129/MFUL application.

v. Archaeology

The Historic Environment Team was consulted as part of the planning application. They have stated the following:

The proposed development lies within a landscape of high archaeological potential. Aerial photographic evidence indicates the presence of crop mark enclosures and associated fields systems to the north and west of the application site. A geographical survey conducted to the north of the application site in 2012 confirmed the presence of intersecting enclosures and track ways of probable Iron Age/Romano-British date. Towards the southern end of the geophysical survey close to the application site, a roughly square ditched enclosure was identified, which was thought possible to preserve intact archaeological deposits. The proposed ground disturbance associated with this development and the reduction in ground level has the potential to impact upon archaeological remains dating from the Iron Age or later periods.

Therefore, I would advise that a scheme of archaeological mitigation recording is undertaken in response to the ground- disturbing works associated with this development proposal. This should comprise an archaeological watching brief to be carried out during excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits / remains that will be disturbed. This advice is in accordance with the historic environment policies within Section 12 of the National Planning Policy Framework, CLG, 2012 (paragraph 141).

A condition will be attached to the Decision Notice to ensure that a scheme of archaeological mitigation recording is carried out, prior to any works commencing on the site.

vi. Other matters

The site lies within a relatively isolated location, away from any built up development within Staxton. The nearest residential dwelling, not directly located or associated within the agricultural unit, is to the west of the site, fronting the A64 is known as 'Greystoke' which is approximately 300m to the west. The occupier of 'Greystoke' has objected to the proposal; stating the following:

If permitted this proposal will further industrialise the site to the detriment of the surrounding village. The proposal has no landscaping in the plan as per the previous development. In fact the proposed site actually sits right on top of the landscaping that was never planted into the prepared embankment. This was condition 03 and 05 of planning consent granted to application 09/01129/MFUL. In particular with ref to block plan Revision C IP/WP/02C in December 2009 stating the existing Grain store should have trees planted to the north and west of the site. This landscaping condition was never fulfilled and sits right where this proposed building is proposed to be sited. In fact the banking prepared for the original planting has even been bulldozed away recently removing any trace. The current building should have been landscaped as per the original consent (6/4/2010) and in my opinion this would have prevented this new building proposal from being submitted at all. The site also causes potential traffic dangers in its current state due to access/egress for only 1 large tractor/trailer or HGV at a time. Any increase in the operation will make this even more dangerous.

Since the neighbour objection has been received, an amended site layout plan has been received, showing a significant landscaping belt to the north, west and east of the proposed building. Subject to additional planting being negotiated and the additional landscaping being conditioned to be planted and implemented prior to the erection of the agricultural grain store, it is considered that alongside the separation distance between the residential dwelling and existing operations at the site, the potential noise and disturbance associated with the grain store is considered to be satisfactorily mitigated. As such it is considered that the proposal will not have a detrimental impact upon neighbouring amenity, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan – Local Plan Strategy. In terms of potential traffic dangers, the Highways Agency and the Local Highway Authority has raised no objection to the proposal.

There has been no response from Staxton/Willerby Parish Council or any other third parties with regard to the proposal.

On balance, and subject to the conditions listed below, it is considered that the development meets the relevant policy criteria outlined within Policies SP9, SP12, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION: Approval subject to receipt of satisfactory landscaping details

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

3 Prior to the commencement of the development, details of proposed planting to provide additional screening to the development, and supplement existing landscape features, shall be submitted to the Local Planning Authority for approval in writing. The submitted scheme shall consist of locally native species only specified in a planting schedule providing details of species, planting sizes and numbers of each species. The approved scheme shall be implemented within the first available planting season (Nov 2015 – March 2016) following completion of the development. In the event of any plant material dieing , or become seriously diseased or damaged within a 5 year period following planting, it shall be replaced with similar species to a specification that shall be first agreed in writing with the Local Planning Authority unless the Local Planning authority give written consent to any variation.

Reason: To ensure that the development is properly integrated into its rural and to protect the amenities of neighbouring occupiers, in accordance with Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy.

4 Prior to the commencement of the development hereby approved, the proposed finished ground floor levels and existing ground floor levels measured in relation to a fixed datum point and the adjoining buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area and to satisfy Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Condition (A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This condition is imposed in accordance with Policy SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

- 6 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason: This condition is imposed in accordance with Policy SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

- 7 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with Policy SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

- 8 Prior to its first installation, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area, and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

DWG Title – Landscape Plan A1 (DWG. NUMBER IP/WP/04 dated March 2015)
DWG Title – Elevations (DWG. NUMBER IP/WP/03 dated January 2015)
DWG Title – Location Plan (DWG. NUMBER IP/WP/01 dated January 2015)

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