

**Item Number:** 8  
**Application No:** 15/00210/MFUL  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Appn. Type:** Full Application Major  
**Applicant:** Mr J D Lumley  
**Proposal:** Erection of 1no.1600 pig finishing unit, together with associated hardstanding and water tank.  
**Location:** Highfield Grange New Lane Aislaby Pickering YO18 8PT

**Registration Date:**  
**8/13 Wk Expiry Date:** 1 June 2015  
**Overall Expiry Date:** 15 April 2015  
**Case Officer:** Helen Bloomer **Ext:** 328

#### CONSULTATIONS:

<b>Parish Council</b>	No objections
<b>Highways North Yorkshire</b>	No objection
<b>Archaeology Section</b>	Advise that a scheme of archaeological mitigation recording is undertaken in response to the ground-disturbing works associated with this development proposal.
<b>Land Use Planning</b>	No comments required from Yorkshire Water
<b>Sustainable Places Team (Yorkshire Area)</b>	No objections
<b>Environmental Health Officer</b>	
<b>Vale Of Pickering Internal Drainage Boards</b>	No Further Comments To Make

#### Neighbour responses:

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#### SITE:

The application site is an existing farmstead situated at the end of a long single track road of the A170 Pickering, approximately 0.8 miles north of Aislaby Village.

Locally designated as an Area of High Landscape Value, the site is also within a Ground Source Water Protection Zone and a Nitrate Vulnerable Zone.

#### PROPOSAL:

Retrospective planning approval is being sought for the excavation works which have already commenced and planning approval for the erection of one 1600 pig finishing unit, together with the associated hard standing and water tank. The building is subdivided in the centre and split into pens at the central centre wall. Either side of the unit would be straw based with the centre hard surfaced, which allows for 'daily scraping' into the sealed water storage tank to the east of the building.

The proposed building would have an approximate total floor area of 1890sqm, with an eave height of (approx) 4.2m and a ridge height of (approx) 6.4m. The materials would match those of the existing agricultural buildings, with the walls constructed with a combination of concrete panels and Yorkshire boarding with a light grey fibre cement roof.

It is understood that the applicant has applied to the Environment Agency for an IPPC permit for 2400 pig rearing and finishing unit.

## **ENVIRONMENTAL IMPACT ASSESSMENT:**

The development is considered to fall within Section 1(c) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Intensive livestock installations). It is for the Local Planning Authority to consider whether the development is likely to have significant effects on the environment by virtue of factors such as size, nature and location.

The agricultural buildings have an approximate floor area of 2236 square metres. However, as the development is not within a sensitive area as defined by the 2011 EIA Regulations, Part 1 Section 2.

The opinion of the Local Planning Authority is that the development does not compromise EIA development.

## **HISTORY:**

The most relevant planning application is 07/00284/MFUL, which approved the formation of farmstead to include erection of four bedroom agricultural workers dwelling, associated agricultural buildings and wind turbine on 16m high mast.

## **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 Guidance

National Planning Policy Framework

National Planning Policy Guidance

## **APPRAISAL:**

- i) Principle
- ii) Landscape Character
- iii) Archaeology
- iv) Nitrate Vulnerable Zone
- v) Other Matters

- i) Principle

This application is 'Major' development because the proposed buildings have a floor area in excess of 1,000m<sup>2</sup>. As such it is required to be determined by the Planning Committee.

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 applicant has been a prevalent farmer within the locality for a number of years, prior to the relocation to the application site, farmed within the village of Aislaby. It is understood that the additional pig rearing units would enable employment for the applicant's son who is returning from university.

ii) Landscape Character

The application site is within a designated Area of High Landscape Value. The proposed development would be situated immediately north of the existing farmstead, approximately 0.8 miles north of the village of Aislaby. Due to the proposed siting of the proposed building adjacent to the existing farmstead, set down into the landscape and with limited public vantage points, the landscape impact is considered to be very limited.

It is therefore considered that the development does not result in a loss or degradation to the historic landscape character.

iii) Archaeology

North Yorkshire County Council Historic Environment Team had recommended a number of conditions requiring a Scheme of Archaeological Mitigation; Members will note that the application has been revised to seek part retrospective consent for the excavation works which have already commenced.

Following the initial consultation response Officers contacted NYCC to inform them that works have commenced. The Historic Environment Team informed Officers that the recommended conditions were relative to the level of potential for archaeological remains. Due to the works which have already commenced, it is no longer a requirement that any further archaeological work is required to be undertaken on this development site.

To ensure that in the future no archaeological remains are lost, Officers have informed the agent and the applicant that the application site and surrounding area is considered to be an area with potential archaeological interest.

iv) Nitrate Vulnerable Zone and Ground Water Source Protection Zone

The application site lies with a Nitrate Vulnerable Zone (NVZ) and Ground Water Source Protection Zone (SPZ) 2 although very close the SPZ 1. The Environment Agency are satisfied however that, due to the proposed use of the impermeable hard standing, the closed drainage system and the design of the building should prevent animal waste and dirty water infiltrating the ground surface and polluting the water course.

The Environment Agency is the governing organisation who deals with any contravenes of the regulations to do with NVZ and SPZ.

The above development is on the northern fringe of the Drainage Boards District. The applicant has indicated that surface water would be dealt with via a soakaway, details of which are to be conditioned, as no water is proposed to be discharged into the IDB ditch network, the Vale of Pickering Internal Drainage Boards has no further comments.

Yorkshire Water has no comments to make with regards to the proposed development

v) Other Matters

North Yorkshire County Council Highway Authority has raised no objections to the proposed development.

Aislaby, Middleton and Wrelton Parish Council have raised no objection to the proposed development.

At the time of writing no further written representations has been received.

In light of the above, the recommendation is 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            Notwithstanding the submitted details, the walls of the building hereby approved shall be constructed from a 2m concrete panel and Yorkshire boarding, with the roof in natural grey fibre cement sheeting.

Reason: In the interests of preserving the appearance of the Area of High Landscape Value, and to satisfy the requirements of the NPPF and policies SP13 and SP16 of the Local Plan Strategy.

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

Drawing Number IP/JDL/02 Proposed Livestock Site Plan

Drawing Number IP/JDL/03 Proposed Livestock Building Elevations

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