

**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: 15/00074/MFUL
Parish: Langton Parish Meeting
Appn. Type: Full Application Major
Applicant: JP Mason And Sons (Mr Tim Mason)
Proposal: Erection of an agricultural grain store.
Location: East Farm Toftings Lane Langton Malton YO17 9QJ

Registration Date: 18 March 2015
8/13 Wk Expiry Date: 17 June 2015
Overall Expiry Date: 4 May 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council
Highways North Yorkshire No objection
Tree & Landscape Officer Recommendations made
Environmental Health Officer

Neighbour responses: Ms Alice Howard-Vyse, Dee Atkinson & Harrison, ,

SITE:

East Farm is an arable farm, approximately 265 metres to the south of Langton cross roads, and approximately 1500 metres to the south east of Langton. The application site is within the wider open countryside and lies within the Wolds Area of High Landscape Value. The site is accessed from Toftings Lane.

PROPOSAL:

Full planning permission is sought to erect an agricultural building to be used as a grain store.

The building will be erected to the west of the existing cluster of agricultural buildings. The building will measure approximately 48.8 metres in length and approximately 30.5 metres in width. The height of the eaves will be 7.6 metres with a ridge height of 11.7 metres. It should be noted that the ground slopes down away from the existing agricultural buildings.

The steel framed building will be constructed of concrete panels to four metres in height with profile sheeting to the eaves in olive green. The roof is to be constructed of fibre cement sheeting in natural grey.

PLANNING COMMITTEE

28 May 2015

A roller shutter door measuring approximately 3 metres by 3 metres is proposed on the south elevation. This is the only opening proposed on the building.

The agent has advised that the proposal has arisen due to the applicant having insufficient storage for the grain produced for the land he farms, and consequently having to sell grain off at harvest time.

HISTORY:

97/00559/FUL - Erection of a general purpose agricultural building

POLICIES:

National Policy

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

The Ryedale Plan – Local Plan Strategy

SP9 – The Land – Based and Rural Economy
SP13 – Landscapes
SP16 – Design
SP19 – Presumption in Favour of Sustainable Development
SP20 – Generic Development Management Issues

APPRAISAL:

The main considerations when assessing this application are;

- a. Principle
- b. Siting and External Appearance of the Agricultural Grain Store
- c. Impact upon the Area of High Landscape Value
- d. Highway Safety
- e. Other Matters

a. Principle

Policy SP9 the Land - Based and Rural Economy of the adopted 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 applicant operates a large scale arable cropping agricultural business, with an operational base at East Farm. The business comprises of 809 hectares of rented land, and 404 hectares of shared farmed land.

The applicant has stated that the additional building would assist the overall viability of the agricultural business as there is currently insufficient storage. Due to this problem, the applicant has to sell grain off at harvest which has resulted in reduced prices for the grain sold at harvest. As such, it is considered the principle of an agricultural grain store in this location could be supported.

b. Siting and External Appearance of the Agricultural Grain Store

The proposed agricultural building will be sited to adjacent to the existing agricultural building, to the west of the farm complex. There will be a separation gap of approximately 6 metres, and the hard

standing is proposed to be extended, and will join the existing. The access will remain the same from 'Toftings Lane'.

The building is sited to the west of the existing cluster. The proposed building will be read in the context of the existing farmstead, and is considered to relate well to the character and appearance of the surrounding buildings and existing farm complex. Whilst it is noted that the footprint of the building is of a substantial scale, it is similar to the footprint of the existing grain store at the farmstead and is therefore considered to be appropriate to its surroundings.

The materials will match those used on the existing grain store, and are therefore considered to be appropriate. The design of the building is also considered to be generally representative of other modern farm buildings in the District. Overall, the scale, materials, colour and architectural details are considered to be acceptable.

c. Impact upon the Wolds Area of High Landscape Value

There will be some views of the proposed building from 'Cordike Lane'. However, this will be viewed against the backdrop of the existing farmstead. In addition, a landscaping condition will be attached to break up the profile of the building and soften the impact.

The proposed building will not be readily visible when the site is approached from the south (from Birdsall) due to the nature of the undulating land.

Shorter range views of the site will not be within the public domain due to the existing buildings within the farmyard.

Whilst there will be some views of the proposed building, and subsequently some impact on the Area of High Land Value, it is considered the landscaping will soften and mitigate the impact of the large scale building within the wider open countryside setting, and help integrate the development into the landscape locally. 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.

d. Highway Safety

The building is proposed to be served by the existing farm access. The highway safety aspect of the application has been considered by the Local Highway Authority. No objections have been raised.

The applicant has confirmed that the proposal will not increase the number of HGV's taking the grain away from the farm. Instead it will spread the movement out throughout the year as currently there is a peak movement at harvest time due to the insufficient on – site storage identified earlier in this report. Additional storage will allow sales throughout the year, removing the peak of HGV movements at harvest.

e. Other Matters

An objection has been received from the owner of East Farm and a neighbour at 'Town Farm'. A summary of the objections raising the following points;

- Justification – the Design and Access statement seeks to justify the building on the basis of insufficient storage. However, no details are submitted of existing storage on land elsewhere, or a detailed breakdown of the length of each agreement. The drying and storage of grain at East Farm by the tenant for other parties is a short term, market based agreement which could easily change. If the application is supported a situation could arise whereby a commercial drying and storage facility is operated at East Farm, without any association to the area of

land farmed by the applicant under his tenancy.

- Scale - East Farm already includes a substantial range of buildings, including two existing grain stores with an estimated capacity of 3,500 tonnes. The existing capacity is considered to be more than adequate for the size of holding, with excess capacity.

The existing building was planned to provide sufficient storage on the holding for the long term, within the existing boundary. The cumulative impact of erecting a second, similar sized building would industrialise a mid – sized estate farm negatively impacting on the scenic beauty of the area, which is considered visually sensitive.

- Location – the proposed building will be to the west of the main grain store, leaving an unnecessarily large gap in between. The location encroaches unnecessarily into the adjoining field of permanent grass and could encourage development in future to cover the space in between the existing and proposed building.
- Landscaping – no landscaping has been proposed to mitigate the visual and audible environmental impact of the existing drier, new store and machinery. The proposed building will be visible from several places, including being in direct line of sight from ‘Cordike Lane’. Whilst a shelterbelt was required for the 1997 proposal, this will not suffice for the proposed building.
- Traffic Movements - The proposal will increase traffic movement of HGV’s and farm traffic through Langton village.

The material planning considerations raised above have already been considered in the appraisal section of this report.

It is considered that the applicant has now supplied sufficient information to justify the need for an additional grain store. No comments have been received from Langton Parish Meeting.

f. Conclusion

In light of the above assessment, it is considered the proposal is acceptable and that it complies with Policies SP9 the Land – Based and Rural Economy, SP13 Landscapes, SP16 Design, SP19 Presumption in Favour of Sustainable Development and SP20 Generic Development Management Issues of the adopted Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework. Therefore the recommendation is one of conditional 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 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 - March) following completion

PLANNING COMMITTEE

28 May 2015

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, which within an area of high landscape value , is properly integrated into its rural setting, and to ensure compliance with Policy SP 13 - Landscapes - Ryedale Local Plan Strategy.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (drawing no: IM/JPM/01)

Block Plan (drawing no: IM/JPM/02)

Proposed Plans and Elevations (IM/JPM/03)

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