

**Item Number:** 7  
**Application No:** 15/00244/MFUL  
**Parish:** Normanby Parish Meeting  
**Appn. Type:** Full Application Major  
**Applicant:** R & S Marton Ltd  
**Proposal:** Erection of a 1166 no. pig rearing and finishing unit  
**Location:** Rise Farm Wandale Lane Great Barugh Malton North Yorkshire YO17 6NE

**Registration Date:**  
**8/13 Wk Expiry Date:** 8 June 2015  
**Overall Expiry Date:** 17 April 2015  
**Case Officer:** Charlotte Cornforth **Ext:** 325

#### CONSULTATIONS:

**Vale Of Pickering Internal Drainage Boards** No Further Comments To Make  
**Sustainable Places Team (Yorkshire Area)** No objections  
**Land Use Planning** No comments required from Yorkshire Water  
**Environmental Health Officer**  
**Parish Council**  
**Highways North Yorkshire** No objection

#### Neighbour responses:

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**SITE:**

The application site is an existing farmstead situated adjacent to Wansdale Lane, approximately 0.75 miles to the east of the village of Normanby and approximately 1.7 miles to the north of Great Barugh. A public right of way runs through the site. The farmstead occupies 160 acres of arable land, 88,000 broiler hens and 800 pig places.

#### PROPOSAL:

Planning permission is sought for the erection of an 1166 no. pig rearing and finishing unit. The application is 'Major' development because the proposed building has a floor area in excess of 1000 square metres. As such, it is required to be determined by the Planning Committee.

The proposed building will house 1166 pigs on a straw based system. The pigs will be delivered to the site at an approximate weight of 50kg. The pigs are reared within the building for approximately 10 weeks until they reach finished weight and will be removed from the site. Therefore, the unit will operate an all in all out system, with 5 batches of pigs per annum. This will allow for the straw bedding to be removed and the building to be fully cleaned and washed out every 10 weeks before the next batch of pigs.

The layout of the proposed building includes a straw bedded area and a dunging area. The dunging area is in the form of a scrape through passage within the building. The manure deposited within the dunging area is scraped on a daily basis into a concrete manure pad at the east end of the building. The manure pad will be enclosed by a catchment drain and dirty water arising from the manure pad will be collected within a sealed concrete tank underneath the manure pad. The sealed dirty water tank will have a holding capacity of 35,000 litres. All the manure produced will be sold to neighbouring farmers and used as fertiliser for arable land.

The proposed building would have an approximate total floor area of 1280 square metres, with an eave height of 4.5m and a ridge height of 6.3m. It will be positioned adjacent to the existing livestock building. The materials would match those of the adjacent agricultural building, with the walls constructed with a combination of concrete panels and Yorkshire Boarding with a dark grey fibre cement roof.

## **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 proposed agricultural building has an approximate floor area of 1280 square metres. However, as the development is not within a sensitive area as defined by the Part 1, Section 2 of the 2011 EIA Regulations.

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

## **HISTORY:**

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

- 82/00523/OLD - Planning permission granted - 3/94/21/PA - Construction of a poultry building at The Rise Great Barugh Normanby
- 93/00629/OLD - Planning permission granted - 3/94/21B/FA - Erection of extension to an existing poultry unit at Rise Farm Great Barugh
- 94/00610/OLD - Planning permission granted - 3/94/21C/FA - Erection of a poultry unit at Rise Farm Great Barugh
- 99/00039/AGNOT - Agricultural notification determined - Erection of general purpose agricultural for storage and housing of livestock
- 09/00180/AGNOT - Agricultural notification determined - Erection of extension to agricultural storage building
- 11/01088/FUL - Planning permission granted - Erection of agricultural storage building
- 11/01091/AGNOT - Agricultural notification determined - Erection of extension to existing agricultural storage building.
- 12/00558/AGNOT - Agricultural notification determined - Installation of a wood pellet boiler and storage silo to heat adjacent livestock building

## **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 SP13 - Landscapes  
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 when considering the proposal are:

- i. The principle of development
- ii. Impact upon the wider open countryside
- iii. Highway safety
- iv. Drainage
- v. Other matters
- vi. Conclusion

- i. The principle of development

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 relatively large scale agricultural business, comprising of both arable and livestock farming. The proposed building will allow for the agricultural business to expand. It is considered that the principle of a pig rearing and finishing unit building in this location and within the farmstead is considered acceptable.

- ii. Impact upon the wider open countryside

The proposed agricultural building will be sited adjacent to an existing livestock building. It will be largely screened by the existing farm buildings from the south. However, there will be partial views of the proposed building when travelling south down Wandale Lane and east along Long Lane. An amended plan has been received showing a landscaping belt to the north of the proposed agricultural building, comprising of oak, scots pine, field maple, hawthorn, rowan and holly species. The landscaping belt to the north the proposed agricultural building will soften the impact of a large scale building within this wider open countryside. It is, therefore, considered to be acceptable in terms of its visual impact upon the surrounding wider open countryside. The Tree and Landscape Officer has stated that the mixture of species within the landscaping belt is considered acceptable. There is a public right of way that runs through the site (to the north of the farm house). There will be partial views of the proposed agricultural building, but it will be largely screened by the existing farm buildings from the south.

- iii. Highway safety

The development will utilise the existing access to the farmstead. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety.

- iv. Drainage

All of the surface water will be disposed of into soak ways. Yorkshire Water has raised no objection to the proposal. The Vale of Pickering Internal Drainage Board wishes to make no further comments as the surface water, via the soakaways will infiltrate through to existing underground field drains.

- v. Other matters

The manure deposited within the dunging area is scraped on a daily basis into a concrete manure pad at the east end of the building. The manure pad will be enclosed by a catchment drain and dirty water arising from the manure pad will be collected within a sealed concrete tank underneath the manure pad. The sealed dirty water tank will have a holding capacity of 35,000 litres. All the manure

produced will be sold to neighbouring farmers and used as fertiliser of arable land. The Environmental Health Officer has verbally confirmed that the above is considered acceptable.

The Environment Agency has raised no objection to the proposal, but would require the applicant to be made aware of the Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations 2010 in terms of the Control of Pollution. This will be attached as an informative if planning permission is granted.

The Environment Agency has also stated that an environmental permit may be required if the number of pigs housed on the whole enterprise exceeds 2000 production pigs. The existing livestock building houses 800 pigs, with this proposal seeking 1166. Therefore, the total number of pigs is less than 2000 production pigs (1966). An informative is however recommended to be attached to the Decision Notice advising the applicant of the threshold for an Environmental Permit.

There has been no response from Normanby Parish Council with regard to the proposal and no response from any neighbours.

#### vi. Conclusion

In light of the above considerations, the erection of the 1166 no. pig rearing and finishing unit is considered to satisfy the relevant policy criteria outlined within Policies SP9, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

#### **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 wider open countryside and to satisfy the requirements of Policies SP13 and SP16 of the Ryedale Plan - Local Plan Strategy.

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

Drawing Number IP/SM/02A - Site Plan Revision A

Drawing Number IP/SM/03 - Elevations

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

#### **INFORMATIVES:**

1            Any new or substantially altered agricultural facility must comply with Control of Pollution (Silage, Slurry and Agricultural Fuel Oil (SSAFO)) Regulations 2010. To ensure that you comply with these regulations, please call our Environment Management team on 08708 506506. We'll need details of the type of structure and its exact location. Please contact us at least 14 days before the facility is first used.

- 2 If the total number of pigs kept in the site exceeds 2000 at any one time then an Environmental Permit is required from the Environment Agency.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties