

Item Number: 11
Application No: 15/00792/FUL
Parish: Staxton/Willerby Parish Council
Appn. Type: Full Application
Applicant: Glaves And McNay (Mr R. McNay)
Proposal: Erection of a general purpose agricultural building to include the housing of livestock
Location: Land To The East Of Wold Lane Staxton Scarborough North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 31 August 2015
Overall Expiry Date: 20 August 2015
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Environmental Health Officer	No views received to date
Countryside Officer	No comment to make
Highways Agency (Leeds)	No views received to date
Archaeology Section	No views received to date
Parish Council	Object
Highways North Yorkshire	No objection

Neighbour responses: None

SITE:

Pear Tree Farm is situated within the village of Staxton on the northern side of the A64, and within an Area of High Landscape Value. It comprises a two storey dwelling which is Grade II listed, together with a range of outbuildings. The farm extends to approximately 88 hectares in total, including arable and livestock. There are currently 40 head of beef cattle together with a flock of 79 sheep. A range of buildings including a grain store and livestock shed are situated on of the A64. The site rises up from the road, and is bounded along the roadside by young ash trees and saplings.

PROPOSAL:

Permission is sought for the erection of an agricultural building for the housing of livestock. The building will have a footprint of 17m by 34m with a ridge height of 7.5m. It will be constructed from Yorkshire boarding under a light grey fibre cement roof. The proposed building includes feed gates and handling doors to allow ease of access and cleaning.

HISTORY:

2004: Permission granted for the erection of an agricultural building for use as a workshop and general storage.
2008 Agricultural notification for the erection of a general purpose agricultural storage shed.

POLICY:

National Policy Guidance

National Planning Policy Framework
National Planning Policy Guidance

Ryedale Plan - Local Plan Strategy

Policy SP9 - The land based and rural economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water resources

Policy SP20 - Generic Development Management Issues

APPRAISAL:

The material considerations in respect of this application are:

- the impact of the development on the character of the Area of High Landscape Value;
- appropriateness of the design;
- impact of development on the existing amenities of neighbouring occupiers;
- access considerations;
- Archaeological considerations; and
- Highway implications

The principle of a building in this location has already been established with the erection of the existing buildings. They are relatively small scale and not readily visible in the landscape. Indeed during summer months, the site is only visible from directly opposite. This is largely due to the level of planting that is situated along much of the boundary with the A64 in the vicinity of the site. It is noted that there is a row of young ash trees and saplings to the immediate frontage of the proposed building. Nevertheless it is considered that further planting to supplement that existing on site, will improve the screening throughout the year. Accordingly it is not considered that the proposed building will harm the character of the Area of High Landscape Value.

In relation to design, the building incorporates a traditional linear form under a pitched roof. The use of Yorkshire boarding will enable the building to blend into the environment. It is proposed however to use natural grey for the roof. It has been noticed by officers that the use of light grey can appear white when viewed from a distance, and during some weather conditions. This makes the building more prominent than it would otherwise be. Accordingly, it is recommended that a darker grey roof is utilised.

In relation to neighbour impact, a letter of objection has been received from the Parish Council on the following basis:

- the location and size of the building will have a detrimental impact on nearby residents;
- there will be a need to mitigate the smell of animals from nearby residents;
- there is a need for screening to reduce visual impact for nearby residents;
- the proposed building is too close to local housing; and
- the relocation of the building to the rear of the existing building will address concerns in relation to neighbour impact.

The formal views of the Council's Environmental Health Officer are awaited, and Members will be updated at their meeting. Nevertheless, preliminary discussions have determined that it is unlikely that an objection on the basis of smell from the development will be raised. The site is situated in a rural area, however it is separated from the nearest residential property by the A64 trunk road. Furthermore, the cattle will be straw bedded. Manure will be spread on land in accordance with Environmental guidelines. When possible straw based manure will be removed from the building, and spread on available land. Otherwise manure is stored within a field heap waiting for land to become available for spreading.

Such heaps are sited away from sensitive areas such as dwellings and water courses/ditches. Positions vary dependent on cropping, and weather conditions. Areas liable to flood are avoided.

Comments regarding the need for additional screening have been addressed earlier in the report.

In relation to comments that the building is too close to housing, the loss of a view is not a material planning consideration. Nevertheless, the addition of further landscaping will ensure that the building is not readily visible in any event. In addition it is not considered that a reason for refusal on this basis can be sustained unless Environmental Officers conclude that there will be a likely adverse impact on neighbouring occupiers by virtue of smell or additional flies as a result of the development. The building has been sited in the proposed location for operational purposes. If it were moved to the rear of the existing building, it would not create the same operational benefits. Furthermore, the ground levels rise and there is potential for the building to be more prominent.

In relation to access, the existing building on the site is served by an unclassified road which runs in a southerly direction from the A64 trunk road. It is not considered that the proposal will result in a significant increase in vehicular movements. Comments are awaited from Highways England, however the local Highways Authority has not objected to the application.

In relation to archaeology, the views of the County Archaeologist are also awaited, and Members will be updated at their meeting.

In conclusion, it is considered that the location of the proposed building adjacent to other farm buildings is acceptable in principle. Accordingly the recommendation is one of approval unless objections are raised by the Council's Environmental Health officer, in relation to the proximity of the site to neighbouring occupiers, and subject to the views of other outstanding consultees.

RECOMMENDATION: **Approval subject to no adverse comments being received from the Council's Environmental Health Officer and County Archaeology**

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 any part of the development hereby approved commences, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policies of the Ryedale Plan - Local Plan Strategy.

- 3 The development hereby approved shall be carried out in accordance with the submitted waste management plan, unless details of a variation have first been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not have an adverse impact on the existing amenities of neighbouring occupiers nor water courses in the area. And to satisfy the requirements of Policies SP20 and SP17.

- 4 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.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure that the development hereby approved does not have a significant adverse impact on the character of the Area of High Landscape Value, and to satisfy the requirements of policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Any conditions at the request of the Council's Environmental Health officer.

- 6 Any conditions at the request of the County Archaeologist

- 7 Any conditions at the request of Highways England.

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

Drawing no. 1142.1 - OS location and field plan
Drawing no. 1142.3 - Proposed site plan with levels
Drawing no. 1142.4 - Proposed plan and elevations
Drawing no. 1142.5 - Proposed section and elevations
Drawing no. 1142.6 - Proposed roof plan

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