

Item Number: 8
Application No: 15/00830/FUL
Parish: Scrayingham Parish Council
Appn. Type: Full Application
Applicant: Mr S Wood
Proposal: Erection of a general purpose agricultural building for the housing of livestock
Location: Poplar House Farm Leppington Lane Leppington Malton YO17 9RL

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 26 August 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Environmental Health Officer	Conditions recommended
Parish Council	No views received to date
Highways North Yorkshire	Await amended documents
Highways North Yorkshire	No objections

Neighbour responses: Mr Simon Flounders,

SITE:

Popular House Farm is an operational farmstead situation to the northern edge of Leppington. Whilst the farmhouse is located within the development limits of the village, the associated agricultural buildings are located in the open countryside and the Area of High Landscape Value.

PROPOSAL:

Planning permission is sought for the erection of an agricultural livestock building.

HISTORY:

13/01326/FUL - Erection of replacement agricultural building for the housing of livestock (retrospective application). Approved

13/01327/FUL - Erection of replacement agricultural building for the housing the livestock (retrospective application). Approved

14/00458/FUL- Erection of an agricultural livestock building for calf housing. Approved

14/00459/FUL - Erection of an agricultural lean to livestock building adjoining existing livestock building. Approved

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land-Based and Rural Economy

Policy SP13 - Landscapes

Policy SP16 - Design

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Practise Guidance (NPPG)

This application is presented before Planning Committee because an objection has been received. This main issues raised include the capacity of the existing soakaway, siting of the building, noise, traffic, and also the existing building, granted under reference 14/00459/FUL, has not yet been completed. The full version is available to see on the public access

In response to the above objection the agent has responded. The full response is viewable on the public access. A summary has however been provided below.

The additional water runoff into the existing drainage system has been accepted by the highways authority.

There are no properties within 20m of the proposed building.

There is no issue for large farm vehicles, tankers and large lorries accessing the farm yard as there is plenty of space and manoeuvring area of the public highway.

Poplar House Farm is an ongoing development to bring the facility up to date and with this undertaking we have pushed the animals further away from residential properties than the previous occupiers.

It is our understanding that the objection received is from someone whom does not live within the village of Leppington. No other objections have been received.

At the time of writing officers are investigating the above claim and will update Members at Planning Committee.

APPRAISAL:

The main considerations in assessing this application are;

- i. Character and Form
- ii. Residential Amenity
- iii. Highway Safety.

Character and Form

With regards to the siting of the building, the proposal has been located immediately adjacent to the existing farm buildings and within the existing farmstead. The previously approved building has not yet been brought into use as is still undergoing construction.

The design of the proposed building is considered to be appropriate to its setting within an existing farmstead. In terms of the wider landscape impact, the building would be seen in the context of the farmstead. This is considered to be the most appropriate siting for the building in landscape terms and would not harm the character of the Yorkshire Wolds Area of High Landscape Value.

Residential Amenity

Officers acknowledged that the coming and goings, noise and smells associated with the operation of a farmstead may impact on the amenity of the residents of the nearby residential dwellings, particularly those east of the holding.

However given the nature of the building, the existing use of the site and the comments of Environment Health Officers, it is considered that it would be unreasonable to require the siting of the building elsewhere.

The Environmental Health Officers were consulted and (based on the previous negations that took place as a result of application 14/00458/FUL), raise no objection subject to the recommended conditions

The design of the building is considered to be appropriate and given its scale would not result in any harmful overshadowing or loss of light to the nearest residential dwellings.

Highway Safety

North Yorkshire County Council Highways Authority had originally raised concerns with proposed method of drainage of surface water via a soakaway. Following receipt of this consultation response the agent confirmed that this had been an administrative error and that surface water would be dealt with via an existing 10 inch pipe which runs under the farmyard and eventual outfall to a beck. Following receipt of this information the Highways Authority has raised no objection to the proposed development.

At the time of writing no other written representations had been received.

In light of the above, the recommendation to Members 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 Prior to the occupation of the development hereby approved a revised manure management plan shall be submitted to and agreed in writing with the Local Planning Authority. The manure management plan shall include the number and types of animals kept as well as the length of time each year that they are kept in the buildings and the type and method of manure collection, storage and disposal. Thereafter the manure management plan shall be reviewed annually and submitted to the Local Planning Authority prior to any major change occurring.

Reason: To prevent a build up of agricultural wastes leading to problems of odour and flies to neighbouring residents. To protect residential amenity in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy

3 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: In the interest of visual amenity in accordance with the requirements of Policy SP13 and SP20 of the Ryedale Local Plan Strategy.

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

Drawing Ref. WFT (July 2015) Received by the Local Planning Authority 22 September 2015

Site Location Plan Received by the Local Planning Authority 22 September 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