

CONSULTATIONS:

Highways North Yorkshire	No objection
Parish Council	No response
Building Conservation Officer	No objections
Sustainable Places Team (Yorkshire Area)	Fall outside scope of issues the EA wish to be consulted on
Environmental Health Officer	Final comments awaited

SITE:

The application site is located in the village of Marton, and is accessed locally off Back lane adjacent to the south eastern edge of the village development limit and within the designated conservation area. The Gables is a long established farm complex and is comprised of a farmhouse and a range of agricultural buildings. The nearest neighbouring dwellings are located to the north of Back Lane and two other properties are located further to the east of the site , shown as Rise Lea and The Quarrels on the attached location plan.

PRO POSAL:

The application proposes the construction of a replacement agricultural building for the housing of livestock following the removal of the existing dilapidated building that is located on the site. The proposed building would measure 27.43metres x 24.38 metres and has eaves and apex heights of 5 and 6.4 metres respectively. The building would directly abut existing portal framed farm buildings on its south and western sides . The only visible elevations will be the north and east elevations which are shown with concrete clad and Yorkshire boarded walls. The roof is proposed to be clad in fibre cement sheeting. A gated entrance is shown into the building is shown on the eastern elevation and this would face onto the existing concreted yard area serving the farm.

Plans showing the site location , floor plans & elevations of the proposed building and an agricultural justification statement submitted by the applicants area appended to this report for Members information. Photos of the existing buildings on site provided by the applicant are also attached.

Members may wish to note that the plans submitted and described above are amended from those originally submitted to show additional solid concrete walling to the east elevation. The applicant has also confirmed that livestock to be kept in the building will be mainly cattle and some ewes kept during the lambing period. The applicants have confirmed that they would be happy to accept a restriction prohibiting the housing/ keeping of pigs within the proposed building.

During the processing of the application the applicant's agent has clarified the detail of stock levels and how the business operates from the site - the detail of which is also appended for Members information.

RELEVANT HISTORY:

June 2015 Agricultural Notification - Erection of livestock building-Determined that planning permission was required because of proximity of protected buildings within 400metres of site.

POLICY:

National Policy Guidance

NPPF
NPPG

Ryedale Plan - Local Plan Strategy

Policy SP1 General Location of Development
Policy SP9 The Land Based and Rural Economy
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP16 Design
Policy SP19 Sustainable Development
Policy SP20 Generic Development Management Issues

APPRAISAL:

The following considerations are considered to be relevant to this application.

- Principle of development.
- Heritage impacts.
- Landscape/visual impacts.
- Design.
- Development Management /Amenity considerations.

Principle of Development

The site is an established farmstead located on the edge of the village of Marton. Farming is an integral part of the land based economy and Policy SP9 seeks to support in principle new buildings that are necessary to support land based activity and a working countryside. The existing building that is proposed to be replaced are considered to be out dated and is in a dilapidated condition limiting their use. The proposed building occupies a larger footprint than the building it is proposed to replace. However it is considered to be well related to the existing farmstead and officers have no objection in principle to the application.

Heritage impacts

The site is located within the designated conservation area. The Local Planning Authority therefore has a duty to determine whether the application preserves or enhances the character of the Conservation Area. In this instance it is considered that the dilapidated appearance of the existing buildings are detrimental to the appearance of the immediate area of Back Lane.

The proposed modern portal framed building occupies a larger footprint but is modest in scale with eaves and apex heights of 5 metres and 6.4 metres respectively. Subject to details of the proposed materials officers consider that the proposal represents an opportunity to enhance the character of this part of the conservation area. The Council's Building Conservation officer has also confirmed that she has no objection to the proposal. In addition the general character of the farmstead accessed off Back Lane is also considered to be preserved and there is no adverse impact on the heritage asset. In these circumstances Policy SP12 is also considered to be satisfied.

Landscape Impact

The site is located within the Vale of Pickering landscape character area as identified in the Local Plan Strategy. Whilst located on the edge of the village the proposed development is located within the farmstead and obscured on two sides by existing farm buildings, these screen the new building to a significant extent when viewed from the adjacent countryside. The buildings are modest in scale and subject to details of materials in not considered to detract from the locally valued landscape. The proposal is therefore considered to satisfy the requirements of Policy SP13 of the Local Plan Strategy.

Design

The proposed building is utilitarian in form and is typical of the type of modern agricultural buildings found elsewhere in the district. The design and proportions of the building have been chosen to reflect the scale of other buildings within the farmstead and it can also be accessed by modern farm machinery. As submitted officers consider that the design approach satisfies Policy SP16.

Generic Development Management Issues

Policy SP20 covers a number of development management considerations which have in part already been considered above in terms of design, landscape/visual impact and impacts on the character of the locality.

In terms of access, parking and servicing Members will note that NYCC Highways have raised no objection to the proposal which is considered to be acceptable in this respect.

In terms of amenity impacts Members will note that the site is relatively close to the built up area of the village and several residences are located close to the site.

The occupier of The Quarrels (which is located approximately 45 metres to the east of the proposed building) has objected to the application raising a number of concerns including,

- Lack of information.
- Concerns over smell and noise.
- Suggested revisions to the design including a reduction in the size of building.
- Possible additional vermin.
- Possibility of keeping pigs within the new building.
- Concerns over storage of waste/ location of manure.
- Possible additional light pollution.

Following re-consultation on the amended plan and additional information submitted the neighbour has maintained his objection which are repeated in respect of the adequacy of information submitted and the potential for additional noise and smell.

Full copies of the submitted objection letters can be viewed on the Council's website.

In this instance it is accepted that the farmstead is located close to the village and in relatively close proximity to dwellings that are not associated with the farm business. It is of note, however, that The Quarrels is a relatively modern dwelling which was approved in 1992 as a second agricultural workers dwelling to facilitate the farm business located at The Gables Marton. As a result the siting of The Quarrels was by necessity relatively close to the existing farmhouse and farmstead. The occupation of The Quarrels was also limited by condition to that of a person wholly or mainly employed locally in agriculture (or dependents of such a person). Ordinarily an agricultural workers dwelling within the agricultural unit or a dwelling on another unit used for or in connection with agriculture is not regarded as a 'protected building'.

The applicant's agent has confirmed that he is prepared to accept a condition prohibiting the housing of pigs within the proposed building and also manure management plan including details of the keeping, siting of manure heaps and disposal of manure is required to be agreed. A further letter has been sent to the objector setting out these possible limitations if permission is granted and Members will be apprised of any further response on the late pages or at the committee meeting together with the final comments of the Council's Environmental Health Officer.

It is considered, however, subject to the implication of appropriate conditions that the impact of the development can be mitigated in order to minimise the likely impacts on the amenities of nearby residents.

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 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: In the interests of visual amenity and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 The Manure Management Plan submitted to and agreed by the Local Planning Authority shall be reviewed annually and submitted to the Local Planning Authority prior to any major change occurring.

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 The building hereby approved shall not be used for the housing of pigs, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers and to satisfy the requirements of Policy SP20 and of the Ryedale Plan - Local Plan Strategy

5 There shall be no external lighting on the outside of the building, or within its curtilage, unless details have first been submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.

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

Location Plan - Red and Blue lines Scale 1:1250

Footprint Plan - Scale 1:100 Dated July 2015

Revised Elevations Plan - Scale 1:100 Dated 2nd 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