

Item Number: 11
Application No: 15/01502/MFUL
Parish: Weaverthorpe Parish Council
Appn. Type: Full Application Major
Applicant: Mr Steve Bannister
Proposal: Erection of a general purpose agricultural storage building
Location: Spaniel Farm Main Road Weaverthorpe Malton North Yorkshire YO17 8HE

Registration Date:
8/13 Wk Expiry Date: 17 March 2016
Overall Expiry Date: 3 February 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Highways North Yorkshire	No objection
Parish Council	No objection
Tree & Landscape Officer	No objection
Archaeology Section	No known archaeological constraint.
Land Use Planning	No comment

Neighbour responses:

SITE:

The application site comprises a farmstead, which is located between Weaverthorpe and Butterwick on the C356 road. The farmstead is located approximately 700m to the south of the classified road. There are two dwellings and a range of agricultural buildings at the farmstead together with a wind turbine on the eastern side. The surrounding landscape is designated as an Area of High Landscape Value, being the Yorkshire Wolds.

PROPOSAL:

Planning permission is sought to erect a general-purpose agricultural storage building that will approximately measure 30.5m by 36.6m, with an eaves height of 7m, and be 12.9m to the ridge height. The proposed building will be clad in dark green moduclad Kingspan sheeting under a box profile moduclad Kingspan sheeting in dark green with a galvanised insulated roller shutter and personnel door.

The proposed building will be located immediately to the south of an existing building of a similar scale, design and materials.

HISTORY:

Planning history on the site includes:

2014: Planning permission granted for the erection of an agricultural potato/grain store.

2011: Planning permission granted for the erection of a 37.18m (overall tip height 53.88m) 330kw wind turbine to generate electricity for on farm use, together with associated access track, crane platform and sub-station.

2008: Planning permission granted for a general purpose agricultural building.

1989: Planning permission granted for the erection of a bungalow at Spaniel Farm.

1982: Planning permission granted for the construction of an extension to existing dwelling to form a kitchen/dinning room with bedroom over.

POLICY:

National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Ryedale Plan - Local Plan Strategy

Policy SP9 - Land based rural economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

APPRAISAL:

The main considerations in relation to this application are:-

- the size, scale and design of the proposed building;
- its impact upon the open countryside;
- highway safety; and
- archaeology.

The proposed building has a floor area of approximately 1,100 square metres. The intended use of the building is for storing potatoes. The agent states that the building has to accommodate a fork-lift truck which has meant the proposed building having an eaves height of 7m and a resultant ridge height of 12.9m. The building is to be located adjacent to existing buildings on an established farmstead. The application site is elevated from the classified road to the north, and there some views of the farmstead at present. There is a new tree plantation immediately to the west of the site and a new beech hedge along the site frontage with the C356. By virtue of the landform and the position of existing buildings, the site of the proposed building is not considered to be readily visible from outside the site. The siting of the proposed building will be in very close proximity to existing buildings, and maintain this existing group of buildings. The building will be marginally higher than an existing building immediately to the north, however in the context of the existing buildings and surrounding landform this is not considered to be an issue. The intention is to excavate the ground to ensure the building is on the same footprint as the building immediately to the north. Given the levels change a condition is recommended regarding the finished floor levels of the proposed building.

The design of the building is typical of a modern agricultural building, comprising enclosed sides under a pitched roof. The metal sheeting proposed to be used on this building is considered to be representative of other modern agricultural buildings in Ryedale. The dark green colour will also ensure that the building will be better integrated into the surrounding landscape and relate to the existing buildings on the site. In view of the site of the proposed building being within close relationship to the existing farm buildings, along with its proposed dark green colouration, the development is considered to be acceptable in this location.

Policy SP13 of the Local Plan Strategy seeks to protect the scenic qualities of the Yorkshire Wolds Area of High Landscape Value. There will be limited views of the proposal from the C356 and some

views from the unclassified public highway to the west, which are the main public vantage points. However, these views of the building will be within the context of an established group of buildings. The landscaping on, and around the site, will also help to screen the impact of this building. The Tree & Landscape Officer has no objection to the proposed development.

The residential properties on the site are in the applicants ownership and this proposal is relatively isolated from any other properties. The proposal is not considered to have a material adverse effect upon the amenity of any residential properties.

The Highway Authority considers the existing enlarged access onto the C356 to be acceptable, and has no objection to the proposal.

The County archaeologist has no objection to the application and no response has been received from the Parish Council.

In view of the above, the recommendation is one of approval subject to the expiry of the consultation period.

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:- To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to protect the character of the area and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4 Prior to the commencement of the development precise details of the existing spot ground levels and finished floor levels measured in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to ensure a satisfactory external appearance and to reduce the impact upon the surrounding landscape and to satisfy Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

2015/12/1

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