

Item Number: 11
Application No: 16/00236/MFUL
Parish: Allerston Parish Council
Appn. Type: Full Application Major
Applicant: Mr R E & S E Gwilliam
Proposal: Erection of an agricultural building for the storage of straw and machinery.
Location: Givendale Head Farm Malton Cote Road Eberston Scarborough YO13 9PU

Registration Date:
8/13 Wk Expiry Date: 13 May 2016
Overall Expiry Date: 25 March 2016
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

NYM National Parks No objections
Parish Council No objection
Neighbour responses: None

SITE:

The site lies within open countryside, located to the west of Malton Cote Road approximately 2.8 miles to the north of the village of Eberston. The site is also located within the Fringe of the Moors Area of High Landscape Value and is adjacent to the North Yorkshire Moors National Park. The site forms an existing established farmstead, which operates a mixed arable and livestock enterprise.

PROPOSAL:

Planning permission is sought for the erection of an agricultural building for the storage of straw and machinery. The floor area of the proposed agricultural building is 1188.98 square metres. 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 agricultural building will allow for the storage of straw and machinery that is currently stored outside and is open to the weather. Therefore the applicant requires internal storage space.

The proposed agricultural building will measure 48.765m in length, 24.382m in depth, an eave height of 7.619m and a ridge height of 10.825m. It will be positioned 6m to the south of an existing agricultural building and 15m to the north of another existing livestock building. The walls will be constructed of polyester coated steel profile sheeting (slate blue) with a dark grey fibre cement roof to match the existing pig building that was recently built. (Planning Application Reference 13/01049/MFUL)

ENVIRONMENTAL IMPACT ASSESSMENT:

The development is not of a type as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Furthermore, the development is not described in Column 1 of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. It is therefore considered that this development does not compromise EIA development.

HISTORY:

The planning history with regard to the farmstead includes:

- 97/00751/AGNOT - Agricultural notification determined 16.10.1997 - Erection of agricultural building for housing of livestock.
- 97/00936/FUL - Planning permission granted 19.11.1997 - Erection of agricultural livestock building.
- 97/01212/FUL - Planning permission granted 24.02.1998 - Erection of lean-to extension for the housing of livestock.
- 00/00338/AGNOT - Agricultural notification determined 23.03.2000 - Erection of a lean-to extension to agricultural building for housing of livestock, erection of a general purpose storage building and formation of new access.
- 03/00630/FUL - Planning permission granted 04.08.2003 - Extension and improvements to existing effluent storage area.
- 05/01348/AGNOT - Agricultural notification determined 02.12.2005 - Installation of farm weighbridge with associated access road.
- 05/01450/FUL - Planning permission granted 01.03.2005 - Installation of farm weighbridge with associated access road.
- 08/00657/AGNOT - Agricultural notification determined 21.07.2008 - Erection of extension to existing agricultural storage building to include housing of livestock.
- 10/00434/FUL - Planning permission granted 04.06.2010 - Erection of an agricultural building for the housing of livestock.
- 13/01049/MFUL - Planning permission granted 22.11.2013 - Erection of an agricultural building for the housing of pigs.

POLICY :

The Ryedale Plan – Local Plan Strategy

Policy SP9- The Land Based Rural Economy

Policy SP 13 – Landscapes

Policy SP 16- Design

Policy SP 19- Presumption in Favour of Sustainable Development

Policy SP 20- Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 3 - Supporting a prosperous rural economy

Chapter 7. Requiring good design

Chapter 11. Conserving and enhancing the natural environment

National Planning Practice Guidance (2014)

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 - the Fringe of the Moors Area of High Landscape Value
- iii. Highway safety
- iv. Impact upon neighbouring amenity
- 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 storage of agricultural machinery and straw that is currently stored outside. It is considered that the principle of an agricultural storage building in this location and within the farmstead is considered acceptable.

ii. Impact upon the wider open countryside - the Fringe of the Moors Area of High Landscape Value

The proposed agricultural building will be sited in close proximity to existing agricultural buildings. The scale of the proposed building in terms of floor area and height is similar to the existing buildings on the site, as well as the pitched roof design. Furthermore, the proposed building will be approximately 1.2m lower in terms of ground level compared to the other agricultural buildings to the north and the existing hard standing.

There will be partial views of the proposed agricultural building when travelling north-south and south-north along Malton Cote Road. There is also a public right of way that runs to the west of the site and a bridleway to the north west of the site. The proposed building will be read in conjunction with the existing buildings on the farmstead. It almost acts as an infill site to the existing pig building (to the south) and the existing agricultural buildings (to the north).

It is considered that due to the siting, scale and use of materials of the proposed agricultural building, it will not be detrimental to the natural beauty and scenic qualities of the Fringe of the Moors Area of High Landscape Value, as defined within Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy.

The North Yorkshire Moors National Park Planning Authority has raised no objection to the proposal in terms of its impact upon the North Yorkshire Moors National Park.

iii. Highway safety

The development will utilise the existing access off Malton Cote Road to the east of farmstead and the existing hard standing area that allows for on site turning space. It is therefore considered that the proposal will not be detrimental to road safety, traffic movement or the safety of pedestrians and cyclists, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Impact upon neighbouring amenity

The site is relatively isolated, with the nearest residential dwelling (not within the applicants ownership) is approximately 335m to the north east of the proposed agricultural building, within a valley. This dwelling is known as High Scamridge Farm. It is considered that due to the distance of this dwelling from the proposal and it being located within a valley, the proposal will not have a material adverse impact upon neighbouring amenity. This is in terms of being overbearing in presence, causing loss of light, loss of privacy, odour or noise, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

v. Other matters

Allerston Parish Council has raised no objection to the proposal and there has been no response from any other third parties with regard to the proposal.

vi. Conclusion

In light of the above considerations, the erection of an agricultural building for the storage of straw and machinery 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Location Plan IP/ED/01 date stamped 12.02.2016.

Site Plan IP/EG/02 date stamped 12.02.2016.

Elevations IP/EG/03 date stamped 12.02.2016.

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