

Item Number: 8
Application No: 16/00729/MFUL
Parish: Sand Hutton Parish Council
Appn. Type: Full Application Major
Applicant: D & J A Jones
Proposal: Erection of a 16,000 bird free range egg laying unit with 2 no. associated feed bins, parking/turning area and concrete apron
Location: Gravel Pit Farm Sand Hutton Malton YO41 1LN

Registration Date:
8/13 Wk Expiry Date: 25 August 2016
Overall Expiry Date: 9 June 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Parish Council	No views received to date
Highways North Yorkshire	Conditions recommended
Highways England	No objection
Environmental Health Officer	No views received to date
Countryside Officer	Comments made
Tree & Landscape Officer	No objection
Sustainable Places Team (Yorkshire Area)	No objection
NY Highways & Transportation	Further information required

Neighbour responses:

SITE:

Gravel Pit Farm is located just over 1km west of Sand Hutton village.

The application site itself is located in an arable field immediately northwest of the farmstead. The farm is currently accessed by a farm track from the road which links the A64 to Sand Hutton. To the west of the site is the recently approved Anaerobic Digestion Plant that is currently under construction. Beyond that to the western side is a dense conifer plantation. Agricultural land is located to the northern and eastern sides with the existing farmstead on the southern side.

The surrounding area is predominately agricultural, with the farmstead being located approximately 1km from the A64. Less than 1km to the south-west of the farm is the Sand Hutton Applied Innovation Campus - a 27,800m² facility which houses businesses engaged in agriculture, food, biotechnology and science fields, including the HQ of the Food and Environment Research Agency. Sand Hutton itself is around 10km north-east of York.

PROPOSAL:

Planning permission is sought for the erection of a 16,000 bird free-range egg-laying unit with 2 no. associated feed bins, parking/turning area and concrete apron.

The proposed building will approximately measure 76m in length by 19.5m in width and be 5.5m to the ridge height. It is located immediately to the north west of the existing farmstead with the range area for the birds being to the north of the building. The proposed building will be clad in timber under polyester coated sheeting in a juniper green colour. The 2 no. feed bins are 6m in height and are proposed to be located immediately to the south east of the building.

HISTORY:

2015: Planning permission granted for the variation of condition 05 of application 14/00709/MFUL as allowed by appeal APP/Y2736/A/14/2226293 dated 26.05.2015 to allow an increase of 6,500 tonnes of grass silage feed stock per annum to give a total of 20,000 tonnes of grass silage feed stock per annum in addition to the 12,150 tonnes of Cattle FYM and 900 tonnes of chicken manure per annum.

2015: Agricultural Notification approved for a building for the storage of produce

2015: Planning permission granted on appeal for the installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks ancillary structures, silage clamps and digestate storage lagoon.

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2008: Agricultural Notification approved for extension to existing agricultural building

2005: Agricultural Notification approved for the erection of a general-purpose agricultural storage building

2004: Agricultural Notification refused for the erection of a general-purpose agricultural storage building

2003: Planning permission granted for the change of use of land for siting of 6no. timber eco-camping pods and erection of amenity building.

POLICY:

National Policy Guidance

National Planning Policy Framework (NPPF) 2012
National Planning Policy Guidance (NPPG) 2014

Ryedale Local Plan Strategy (2013)

Policy SP1 - General Locations for Development
Policy SP9 - Land Based Economy
Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP16 - Design
Policy SP17 - Managing Air, Land and Water Resources
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 principle of the proposed development;
- The siting, scale and design of the proposed building;
- The impact of the proposal upon the character of the surrounding area;
- Highway safety;
- Impact upon the amenity of the adjoining properties; and

- Landscaping.

This application has to be determined by Planning Committee as it is classed as a 'Major' application. The application as originally submitted did not technically have the correct ownership Certificates, this has since been corrected.

Policy SP9 of the Local Plan Strategy supports in principle the provision of new agricultural buildings to support the rural based economy.

With new agricultural buildings Officers usually seek to ensure new buildings are sited adjacent to existing buildings to ensure that groups of buildings are created, instead of sporadic buildings scattered throughout the open countryside. In this case the building is located adjacent to the existing farmstead with the AD Plant to the west. Furthermore, there is extensive planting on the outer western side together with screening from the A64 in the far north. The siting of the proposed building is therefore considered to be acceptable in this case.

The design of the proposed building is representative of other modern free range egg units approved within the District. The juniper green colour of the external sheeting is considered to be acceptable in this case. Whilst the proposed building is relatively long approximately measuring 76m in length, it will have a relatively low roof height at 5.5m at its highest point. Given its close proximity to existing buildings and the surrounding landscaping it is not considered that the proposed development would have a material impact upon the character of the surrounding landscape.

The Tree and Landscape Officer has no objection to the proposal given the existing screening surrounding the application site.

The road network from which the site gains access is an unnamed road linking Sand Hutton with the A64. The Highway Authority and Highway England has considered the proposal along with the relatively low vehicular movements (1 feed delivery every 14 days and 2 egg collections every week). No objections have been received. The Highways Authority has recommended conditions relating to the routing of construction vehicles; and precautions to prevent mud on the highway.

Given the site's separation from nearby residential properties it is not considered that the proposal would have an adverse effect upon the amenity of nearby properties. The Environmental Health Officer has not raised objections to the proposed.

The agent has been asked to confirm the location of the 8ha range area and an additional plan has been submitted. A condition can be imposed requiring adherence to that plan, which prevents the produce building approved by Agricultural Notification last year being erected as well as this proposal. The applicant has also written to confirm that the Digestate Management Plan approved last year for the Anaerobic Digester remains unaffected by this proposal and the range area can be used for the spreading of Digestate.

In addition, the question of how the applicant proposes to manage/supervise the unit has also been raised with the agent. It has been confirmed that the applicant can manage the unit without an additional dwelling on site. A family member already resides at Gravel Pit Farm.

No objections have been received to the application, in view of the above, the recommendation 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 commencement of the development, precise details of the means of enclosure around the range 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 Local Plan Strategy.

- 3 Prior to the commencement of development, precise details of the location of where any manure from the development shall be stored shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to protect the amenity of surrounding properties and to satisfy Policy SP20 of the Local Plan Strategy.

- 4 Prior to the commencement of the development hereby approved, 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 and appearance of the open countryside and to satisfy Policy SP20 of the Local Plan Strategy.

- 5 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV operation traffic have been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the approved routes shall be used by all vehicles connected with construction on the site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety and the general amenity of the area.

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

IP/DJ/01;IP/DJ/02;IP/DJ/023; IP/DJ/05

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