

**Item Number:** 9  
**Application No:** 16/00825/MFUL  
**Parish:** Sinnington Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Court House Farms Ltd (Mr Robert Wilson)  
**Proposal:** Erection of nursery building and finishing building for the housing of pigs  
**Location:** New Cliff House Cross Lane Sinnington Pickering YO62 6SS

**Registration Date:**  
**8/13 Wk Expiry Date:** 2 August 2016  
**Overall Expiry Date:** 8 June 2016  
**Case Officer:** Helen Bloomer **Ext:** 328

#### CONSULTATIONS:

**Vale Of Pickering Internal Drainage Boards** The Board has no comments to make  
**Countryside Officer** No views received to date  
**Environmental Health Officer** Recommend Conditions  
**Sustainable Places Team (Yorkshire Area)** The farmer does not require an Environmental Permit for the site.  
**Land Use Planning** No view received to date  
**Environmental Health Officer** Recommend condition  
**Parish Council** No view received to date  
**Highways North Yorkshire** No objection

#### Neighbour responses:

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#### SITE:

The application site is an existing long established farmstead situated within the North York Moors Area of High Landscape Value to the south of Sinnington. This farm comprises 815 acres of arable and grass land, and includes a farmhouse together with a range of modern and traditional storage and livestock buildings.

#### PROPOSAL:

Planning permission is being sought for the erection of two agricultural buildings for the housing of pigs. The finishing building would be 887.13 sqm with a ridge height of 4.23 metres and the nursery building would be 467.96sqm with a ridge height of 4.34 metres. The materials would match those of the existing buildings.

The existing buildings are a mix of straw based bedding and slat based. The two new buildings would be slat based with the holding tanks beneath the buildings. The waste material is then spread on land under the applicants ownership in line with DEFRA's Code of Good Agricultural Practice for the protection of water. Each building is supplied with food and water 24 hours a day, and the extractor system allows for the temperature inside the building to be regulated.

The building will be sited adjacent to existing farm buildings and would be of the same scale and design as the existing buildings. They would largely be screened by existing buildings to the north, and by a mature belt of trees to the north and west.

The existing farmstead already has 12 existing pig buildings which have a total floor area of 6,340 sqm housing 3178 pigs. This breaks down to the following;

700 Sows  
7 boars  
70 Maiden Gilts  
831 Weaners (7Kg-13Kg)  
1200 Weaners (13Kg-30Kg)  
370 Growers (31Kg-66Kg)

The two proposed buildings which would together have a total floor area of approximately 1,355sqm would allow for the housing of the following;

700 Sows  
7 boars  
70 Maiden Gilts  
2831 Weaners (7Kg-30Kg)  
870 Growers (31Kg-66Kg)  
500 Finishers (60Kg+)

Totalling 4978 pigs.

The increase of 1800 pigs is due to the sows producing an increased number of piglets and the need to house 500 finishers on the site arising from the overcapacity of the applicants other five farmsteads. No more new pigs will be brought to the site.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

The application has been screened in accordance with the Environmental Impact Assessment Regulations. The screening determined that the development falls within development type 1(c) of Schedule 2 The Town and Country Planning (EIA) Regulations 2011 as amended. It is not a sensitive area as defined by the EIA Regulations, and given the understanding of the site environment, the submitted Manure Management Plan, and also taking account of the Environmental Permitting Regulations, the Local Planning Authority has determined that it is not EIA development.

## **POLICY:**

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land Based and Rural Economy  
Policy SP13 - Landscapes  
Policy SP16 - Design  
Policy SP19 - Presumption in favour of sustainable development  
Policy SP20 - Generic development management issues

National Planning Guidance

National Planning Policy Framework  
National Planning Policy Guidance

## **APPRAISAL:**

- i) Policy
- ii) Landscape Character
- iii) Residential Amenity
- iv) Surface water and ground water protection
- v) Highways

## **i. Policy**

This application is a 'Major' development because the proposed buildings have a floor area in excess of 1,000m<sup>2</sup>. As such it is required to be determined by the Planning Committee.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy as well as Paragraph 28 of the National Planning Policy Framework are supportive of economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

In this case the proposal is in connection with a well established farming enterprise, and the proposed would be well related to its existing operations. There is considered to be no objection in principle to the proposal.

## **ii. Landscape Character**

The site is situated on relatively flat land south of the A170 within the North York's Moors Area of High Landscape. Policy SP13 Landscapes, of the Ryedale Plan - Local Plan Strategy seeks to protect both national and locally designated landscapes. It states that:

The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities.

This protection does however need to be balanced against the support for the land based economy contained within Policy SP9 of the Ryedale Plan - Local Plan Strategy. Due to the topography of the site and the exiting mature boundary treatments views onto the site from public vantage points would be limited. Where views can be obtained the proposed development would be seen in the context of the existing farmstead.

Furthermore, this part of the AHLV running parallel to the A170 is characterised by large farmsteads with a variety of agricultural buildings. The applicant has however expressed willingness to plant some additional planting north of the proposed 'Finisher Buildings'. This would be considered to be a benefit and enhance the AHLV.

## **iii. Residential Amenity**

The application site is in an area of open countryside. The nearest dwelling (in separate ownership) is approximately 200 metres south east of the application site, which is an existing farmstead, with its own livestock. The farm also runs a Caravan Club site in a field approximately 120 metres east of the existing pig buildings. The Council have not received any complaints from any of the neighbouring properties in relation to smell, noise or flies resulting from the existing activities. The two new proposed buildings would be managed in the same manner. It is not considered therefore that the proposed extension to the existing operations on the farm would have a significant adverse impact on the amenities of nearby occupiers.

The application had been accompanied by a Manure Management Plan. The Council's Environmental Health Officer has not objected to the application. They have however requested a condition in relation to the Manure Management Plan. The Manure Management Plan submitted as part of the application, is similar to that required under an environmental permit, designed to show that the output of manure is manageable without causing pollution. From an environmental health perspective it is also required that the MMP sets out a system of management of manure which is sufficient to control odour, flies etc. This type of MMP is designed to protect residential amenity.

## **iv. Surface water and ground water protection**

Given the scale of the proposed development, both The Environment Agency, and the Lead Local Flood Authority have been consulted on the application. The Environment Agency has no objection to

the development, but advises that an Environmental Permit is required for 750 sows or 2,000 production pigs over 30kg. In this instance they have advised that the number of pigs is below the threshold and therefore a permit is not required. It is considered however that it would be appropriate to include an informative on any decision to remind the applicant of the requirement.

The Internal Drainage Board have confirmed that no IDB watercourses would be affected by the proposals and therefore has no comments to make.

#### **v. Highways**

More pigs will remain on site and it is unlikely that there would be a significant increase in associated vehicular movements as a result of the proposed development. North Yorkshire County Council Highways Authority has raised no objection to the proposed development.

At the time of writing no other written representations have been received. Members will be updated on the Late Papers or at the meeting if further representations are received.

In light of the above assessment, the recommendation is one of approval.

**RECOMMENDATION:                      Approval - Subject to the comments of outstanding consultees**

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):

Drawing number 6921  
Drawing number 6922  
Drawing number 4673  
Site Location plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3            Prior the commencement of the development hereby permitted, a manure management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the building being first brought into use. The plan shall be submitted for review on a bi annual basis commencing on the 1st October 2016 or such longer period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not have an adverse impact on the existing amenities of neighbouring occupiers to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4            Unless otherwise agreed in writing by the Local Planning Authority, and before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by

the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development hereby approved does not have a significant adverse impact on the character of the Area of High Landscape Value, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 5 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details of the proposed surface water drainage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage within the site of residential amenity in accordance with SP20 of the Ryedale Local Plan Strategy.

**INFORMATIVE:**

The applicant is advised to contact the Environment Agency, in relation to the Environmental Permitting Regulations.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties