

Item Number: 10
Application No: 16/00834/MFUL
Parish: Heslerton Parish Council
Appn. Type: Full Application Major
Applicant: Mr Derek Cornforth
Proposal: Erection of an agricultural building for the housing of pigs
Location: East Heslerton Wold Farm Whin Moor Lane West Heslerton Malton North Yorkshire YO17 8RT

Registration Date:
8/13 Wk Expiry Date: 11 August 2016
Overall Expiry Date: 22 June 2016
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area)	No objections
Lead Local Flood Authority	Lack of details of surface water management therefore unable to comment on the propriety of any proposals.
Public Rights Of Way	No views received to date
Environmental Health Officer	No objection - recommend condition
Lead Local Flood Authority	No objection
Countryside Officer	No objections
Parish Council	No views received to date
Highways North Yorkshire	No objection

Neighbour responses:

SITE:

The application site is an existing long established situated within the Wolds Area of High Landscape Value to the south of East Heslerton. The farm comprises 473 acres of arable and grass land, and includes a farmhouse together with a range of modern and traditional storage and livestock buildings.

PROPOSAL:

The applicants currently rear and fatten approximately 3200 bed and breakfast pigs per annum. This includes the management, feeding, bedding and supervision of approximately 800 fattening pigs on a day to day basis. At present all the pigs are reared in an existing pig rearing building which has been specifically designed to house pigs in the correct welfare environment. Bedding straw from the applicants arable enterprise is used as part of the pig rearing business. The applicants also own a flock of breeding ewes.

Permission is now sought for the erection of a further building to house approximately 1600 fattening pigs on a batch by batch basis. The building will measure 48m by 30m with a ridge height of 9.2m. It will be constructed from box profiled plastisol sheeting in goosewing grey. The new building will be a straw based system. The manure from the shed will be removed to the applicants bespoke manure storage building.

The building will be sited adjacent to existing farm buildings. It will be screened by existing buildings to the east, and by a mature belt of trees to the north and west.

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 SP17 Managing Air Quality, land and Water Resources

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

HISTORY:

11/00134/FUL Permission granted for the change of use of agricultural land to form a horse ménage

15/00340/AGNOT Agricultural notification determined for the erection of an agricultural building for the storage of straw based manure.

APPRAISAL:

The farm is long established, and comprises arable and livestock. It is therefore considered that the main material considerations are:

- Principle of development
- The impact of the development on the character of the Wolds Area of High Landscape Value
- Impact on water quality
- neighbour impact and;
- highway considerations

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 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 will be well related to its existing operations.

Impact on Wolds Area of High Landscape Value

The site is situated on raised land within the Wolds 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 it will be visible from greater distances than would occur from a level site. Nevertheless, the western and northern side of the development will be well screened by a substantial belt of mature trees. Furthermore the southern side of the building is screened by existing buildings on the farmstead. There will be limited views of the building from the east, but these will be so distant, that the building will not be easily discernible from the adjacent buildings at the site. From the road and longer distant views to west there will be some discernible views. However there will be some reduction in impact by virtue of the existing hedge. It is considered however that some additional planting between the gable end of the building, and the hedge would further mitigate any harm.

Impact of development on the existing amenities of neighbouring occupiers

The application site is in an area of open countryside, and indeed the nearest dwellings (in separate ownership) lie just under half a kilometre from the site. It is not considered therefore that the proposed extension to the existing operations on the farm would have a significant adverse impact on their amenities. This is in particular because the application is accompanied by a Manure Management Plan. The Council's Environmental Health Officer has not objected to the application, subject to the operations being carried out in accordance with the details contained within the Manure Management Plan.

Highway Considerations

It is likely that there will be an increase in vehicular movements, as a result of the proposed development. Nevertheless the applicant has provided some information to demonstrate that there may indeed be a reduction in overall lorry journeys. This is because the lorry will take a full load from the applicants farm, rather than the current position where it drives around to obtain a full load. In either scenario, the Local Highways Authority has not objected to the development.

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 Lead Drainage Officer requested additional information in relation to disposal of surface water and has confirmed that the use of soak ways is acceptable.

Summary

It is considered that the proposed development will increase the viability of the farm, and may lead to further staff opportunities. The impact of the development will not be significant on the environment, or have a material impact on the character of the Area of High Landscape Value. There are no immediate neighbours. Accordingly, it is considered that the development satisfies the requirements of Policies SP9, SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

Accordingly, 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 The development hereby approved shall be carried out in accordance with the submitted details contained within Farm Building Justification Report and Appraisal, in particular with reference to the maximum number of pigs, cleaning out of the building, and the details of Manure Management.

Reason; To ensure that the development hereby approved does not have a significant adverse impact on the existing amenities of neighbouring occupiers, or the environment. And to satisfy the requirements of Policy SP17 of the Ryedale Local Plan.

3 The development hereby approved shall be carried out in accordance with the submitted details in relation to surface water drainage.

Reason: In the interests of groundwater protection, and to satisfy the requirements of Policy SP17 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.

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