

Item Number: 12
Application No: 16/00901/MFUL
Parish: Welburn (Kirkbymoorside) Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr William Shaw
Proposal: Erection of an agricultural building for storage purposes following demolition of existing barn
Location: West Ings Bungalow New Road To Kirkdale Lane Kirkbymoorside North Yorkshire YO62 7HE

Registration Date:
8/13 Wk Expiry Date: 19 August 2016
Overall Expiry Date: 22 June 2016
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council	No views received to date
Highways North Yorkshire	No objection
Countryside Officer	Informative to be attached to any permission
Land Use Planning	No views received to date

Neighbour responses:

SITE:

The site is located within the wider open countryside on relatively flat land. It is located approximately 1.7 kilometres to the south west of the Market Town of Kirkbymoorside. The site is accessed via the A170, approximately 950 metres to the north of West Ings Bungalow. The nearest residential dwelling to the site is West Ings Farmhouse, located approximately 500m to north west of the proposed agricultural building. There are no public rights of way in close proximity to the site.

PROPOSAL:

Erection of an agricultural building for storage purposes following demolition of existing barn.

The application is to be determined by Planning Committee as the floor area of the building exceeds 1000 square metres (1005.84 square metres).

The proposed building will measure 50.29m in width, 20m in depth, 6.5m to the eaves and 9.5m to the ridge. It will be constructed of Yorkshire Boarding to the sites, with 2m concrete panels from the ground and anthracite grey cement fibre roofing sheets, with 9 small roof lights on the north facing roof slope and 9 small roof lights on the south facing roof slope. A galvanised steel door with a width of 6m and a height of 5.5m is proposed on the western elevation.

HISTORY:

Relevant planning history includes:

13/00908/FUL - Planning permission granted 27.09.2013 - Demolition of existing dwelling and barn to allow erection of replacement three bedroom dwelling and replacement general purpose agricultural building.

Members should note that the replacement dwelling has been built. However, the general purpose agricultural building has not been built as this application seeks a larger agricultural building.

POLICY :

The Ryedale Plan - Local Plan Strategy (2013)

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 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 character of the wider open countryside
- iii. Impact upon neighbouring amenity
- iv. Impact upon protected species
- v. Highway safety
- vi. Other matters
- vii. Conclusions

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 holding comprises of a total of 800 acres, with approximately 400 acres for arable and 400 acres for livestock. The applicants operate an agricultural contracting business, comprising of both arable and livestock farming . The proposed building will allow for the storage of large agricultural machinery that facilitates the agricultural contracting business. 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 character of the wider open countryside

The surrounding area of the site is largely agricultural on relatively flat land. There is a hedgerow and trees to the north of the proposed buildings, with open countryside to the east and south, with West Ings Bungalow to the west. There will be partial views of the roof of the proposed agricultural building when travelling in a southerly direction along the track towards West Ings Bungalow. The roof will be constructed of cement fibre sheets, with an anthracite grey which are considered acceptable in this location. Whilst it is noted that the building measures 9.5m in ridge to allow for large agricultural machinery to enter it safely, it is considered that due to the traditional pitched roof design, the building being sited relatively closer to the main dwelling of West Ings Bungalow and the use of

materials, the proposed agricultural building will not be detriment to the character of the wider open countryside, complying with Policies SP13 and S16 of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon neighbouring amenity

The site is relatively isolated, with the nearest residential property West Ings Farmhouse, located approximately 500m to north west of the proposed agricultural building.. It is considered that due to the distance of this dwelling from the proposal, 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.

iv. Impact upon protected species

The Countryside Officer has stated the following with regard to the proposal:

The existing building which is to be demolished as part of this application is likely to have a low probability for bat habitation due to its timber construction. Whilst there is a small chance that bats may be using the building, I recommend that a bat informative be attached to any permission granted

If planning permission is granted, the following informative will be attached to the Decision Notice:

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under section 41/42 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as Amended) and applied to whoever carried out the work. Contact details: Natural England, 4th Floor, Foss House, Kings Pool, 1 - 2 Peasholme Green, York, YO1 7PX Tel: 0300 060 1911

v. Highway safety

The Local Highway Authority has raised no objection to the proposal. The site is access off the A170 and there is sufficient on site turning space for vehicles.

vi. Other matters

There has been no response from the Town Council or any other third parties with regard to the proposal.

vii. Conclusion

In light of the above considerations, the erection of an agricultural building for storage purposes following the demolition of existing barn 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):

Site Location Plan - date stamped 20.05.2016.

Proposed Floor Plan - Drawing Number WS20164-3.

Proposed Elevations and Block Plan - Drawing Number WS20164-2.

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

INFORMATIVE:

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Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties