

Item Number: 8
Application No: 16/01368/MFUL
Parish: Warthill Parish Council
Appn. Type: Full Application Major
Applicant: Dalby Nurseries Ltd (Mr S Dalby)
Proposal: Erection of a greenhouse
Location: Dalby's Nurseries Common Lane Warthill Sand Hutton North Yorkshire YO19 5XW

Registration Date:
8/13 Wk Expiry Date: 11 November 2016
Overall Expiry Date: 14 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council No views received to date
Public Rights Of Way Adj Public Right of Way - Informative to be added

Neighbour responses:

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SITE:

The application site is Dalby's Nurseries, on Common Lane to the north of the village of Warthill. The site is an existing horticultural nursery with a number of single storey buildings including glass houses, poly tunnels and further ancillary development.

To the north of the application site is Black Shed Farm.

The site lies outside of Warthill's development limits and within the York Green Belt.

PROPOSAL:

Planning permission is sought for the erection of a greenhouse that will have a triple curved roof reaching a maximum of 4.5 metres in height. The building will be 56.1 metres deep and 28.8 metres wide.

The building will be a steel frame construction and with polythene walls and roof. The walls will have a galvanised steel skirt and will have sliding doors to the north and south elevations.

CONSULTATION RESPONSES:

North Yorkshire County Council public right of way team have responded to advise there is a footpath near the site and an informative regarding no obstructions should be added to any planning permission.

No further consultation responses were received.

This planning application is brought before Members for consideration and determination as due to its scale it is classified as 'major' development.

HISTORY:

In addition to various planning permissions granted in the 1980s and 1990s for additional glasshouses and polytunnels, permission has also been granted for an office/staff room in 2006 and a storage building in 2015.

POLICIES

National Planning Policy Framework
National Planning Practice Guidance

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

APPRAISAL:

The key issues to consider are:

- i. Impact on the openness of the York Green Belt
- ii. Design
- iii. Impact on Neighbour Amenity
- iv. Conclusion

i. Impact on the openness of the York Green Belt

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy states that proposals for development within the Green Belt will be assessed against national policy. The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include buildings for agriculture and forestry. Section 336 of the Town and Country Planning Act defines 'agriculture' as including horticulture, fruit growing, seed growing and also the use of land for nursery grounds.

Policy SP9 (Land-Based and Rural Economy) supports the erection of new buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes.

The applicant's design and access statement advises that the proposed greenhouse will be for internal growing for the existing nursery to support increased demand. The proposed development will be set between the existing storage building at the site and the glasshouses. Given the nature of the proposed development, it is considered to be acceptable in principle subject to further consideration of the following matters.

ii. Design

To accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The application site contains existing glass houses and storage buildings located off an arterial track heading away from Common Lane. The site of the proposed green house will be to the north of the access track, in between the storage building granted permission in 2015 and an existing greenhouse. The proposed greenhouse will be of steel frame construction, predominantly with clear polythene sheeting walls and a triple curved polythene sheet roof. The design is in keeping with the existing nature of development for the site and is a typical design for its proposed use. As such the design proposed development is considered to accord with Policy SP16 of the Ryedale Plan - Local Plan Strategy.

iii. Impact on Neighbour Amenity

In accordance with Policy SP20, new development will not have a material adverse impact on the amenity of present and future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

The proposed development will be a maximum of 4.5 metres high and sited towards the northern edge of the site, to the south of Black Sheds Farmhouse, which is approximately 18 metres away. There are no windows to the south facing elevation of this dwelling and there is an existing boundary hedge. Due to the existing landscaping, the single storey design and the degree of physical separation, there is not considered to be a materially adverse impact on the amenity of present and future occupiers of Black Sheds Farm.

iv. Conclusion

The proposed development is considered to meet national and local planning policies and is recommended to Members 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):

Elevations validated by the local planning authority on 12/08/16

Site Plan validated by the local planning authority on 12/08/16

Location Plan validated by the local planning authority on 12/08/16

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

INFORMATIVE

No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Background Papers

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties