

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 16/01881/MFUL
Parish: Weaverthorpe Parish Council
Appn. Type: Full Application Major
Applicant: Mr Stephen Bannister
Proposal: Erection of a general purpose agricultural storage building
Location: Spaniel Farm Main Road Weaverthorpe Malton North Yorkshire YO17 8HE

Registration Date: 22 November 2016
8/13 Wk Expiry Date: 21 February 2017
Overall Expiry Date: 22 December 2016
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Highways North Yorkshire	No objection
Archaeology Section	No objection
Parish Council	No objection

Neighbour responses: None

SITE:

The application site comprises of a farmstead, which is located between Weaverthorpe and Butterwick on the C356 road. The farmstead is located approximately 700m to the south of the classified road. There are two dwellings and a range of agricultural buildings at the farmstead together with a wind turbine on the eastern side. The surrounding landscape is designated as an Area of High Landscape Value, being the Yorkshire Wolds.

PROPOSAL:

Erection of a general purpose agricultural storage building.

The application is to be determined by Planning Committee as the floor area of the building exceeds 1000 square metres (1563 square metres).

Members should note that a revised scheme has been submitted following comments that were made by Officer's regarding the siting of the proposed building. It was considered that the original siting of the proposed agricultural building would be sited outside of what is currently considered to be the main farmstead. It was originally proposed be positioned to the east of the existing track, in close proximity to the wind turbine. By virtue of the landform and the scale of the proposed building, it would be readily visible from outside the site, particularly when viewed from the C356 road.

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An alternative siting for the proposed building was suggested to the south of the existing agricultural buildings within the farmstead. This siting would ensure that the proposed building would be read in the context of existing group of buildings within the site.

The agent has therefore submitted a revised scheme, positioning the building to the south of the existing agricultural buildings, adjoining the westernmost existing building. The building has also been reduced in scale (previously 2009.34 square metres to 1563 square metres).

The proposed building will measure 42.7 metres in width, 36.6 metres in depth, 7 metres to the eaves and 13 metres to the ridge. It will be constructed of Juniper Green cladding to the walls and roofs. A galvanised steel door with a width of 7 metres and a height of 7 metres is proposed on the eastern elevation.

HISTORY:

The site has an extensive planning history, including:

- 08/00698/MFUL - Planning permission granted 29.09.2008 - Erection of a general-purpose agricultural storage building.
- 11/00744/FUL - Planning permission granted 31.10.2011 - Erection of a 37.18m high (overall tip height 53.88m) 330kw wind turbine to generate electricity for on farm use, together with associated access track, crane platform and sub-station.
- 14/00251/FUL - Planning permission granted 29.04.2014 - Erection of an agricultural potato/grain store.
- 15/01502/MFUL - Planning permission granted 22.02.2016 - Erection of a general purpose agricultural storage building.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP9 - Land Based Rural Economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

APPRAISAL:

The main considerations in relation to this application are

- i. The Principle of Development
- ii. Size, scale and design of the proposed building
- iii. Impact upon the Wolds Area of High Landscape Value
- iv. Highway safety

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- v. Impact upon neighbour amenity
- vi. Archaeology
- vii. Other matters
- viii. Conclusion

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 applicants operate a potato growing business, alongside straw and grain storage. The proposed building will allow for additional general purpose storage that facilitates the agricultural business. It is considered that the principle of an agricultural storage building in this location and within the farmstead is considered acceptable.

ii. Size, scale and design of the proposed building

This siting of the proposed building would be read in the context of existing group of buildings within the site, as it adjoins the westernmost existing building within the farmstead. It is of a similar scale to the existing buildings within the farmstead.

The design of the building is typical of a modern agricultural building, comprising enclosed sides under a pitched roof. The metal sheeting proposed to be used on this building is considered to be representative of other modern agricultural buildings in Ryedale. The dark green colour will also ensure that the building will be better integrated into the surrounding landscape and relate to the existing buildings on the site. In view of the site of the proposed building being within close relationship to the existing farm buildings, along with its proposed dark green colouration, the development is considered to be acceptable in this location.

iii. Impact upon the Wolds Area of High Landscape Value

Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy seeks to protect the scenic qualities of the Yorkshire Wolds Area of High Landscape Value. There will be limited views of the proposal from the C356 and some views from the unclassified public highway to the west, which are the main public vantage points. However, these views of the building will be within the context of an established group of buildings. The landscaping on, and around the site, will also help to screen the impact of this building.

iv. Highway safety

The Highway Authority considers the existing enlarged access onto the C356 to be acceptable, and has no objection to the proposal.

v. Impact upon neighbour amenity

The residential properties on the site are in the applicants ownership and this proposal is relatively isolated from any other properties. The proposal is not considered to have a material adverse effect upon the amenity of any residential properties which is considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

vi. Archaeology

The County Principal Archaeologist has no objection to the application.

vii. Other matters

Weaverthorpe Parish Council has raised no objection to the proposal.

viii. Conclusion

In light of the above considerations, the erection of a general purpose agricultural storage building 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):

REVISED SITE LAYOUT PLAN - date stamped 30.01.2017.

REVISED PLAN - Drawing No 2016/10/1 date stamped 30.01.2017.

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