

Item Number: 7
Application No: 16/01950/MFUL
Parish: Upper Helmsley Parish Council
Appn. Type: Full Application Major
Applicant: Helmsley Horse Racing Limited (Mr David O'Meara)
Proposal: Erection of an equestrian building to include 40no. stables and indoor exercise track
Location: Common Farm Upper Helmsley Malton YO41 1JX

Registration Date:
8/13 Wk Expiry Date: 20 March 2017
Overall Expiry Date: 19 January 2017
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council	No objection
Highways North Yorkshire	No objection
Environmental Health Officer	No views received to date
Land Use Planning	No views received to date
Highways North Yorkshire	Recommend conditions following amendment
Neighbour responses:	None

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SITE:

The application site lies outside of a defined settlement limits of Upper Helmsley, to the west of the village. The site contains an existing farm with associated buildings and an existing horse gallop. Vehicular access is from the east of the site onto to the Gate Helmsley to Upper Helmsley road. The site is also located within the York Green Belt.

PROPOSAL:

Erection of an equestrian building to include 40no. stables and indoor exercise track.

The total number of stables at the yard will therefore be 163no.

The building has a total footprint of 1728 square metres, with a width of 54m and a depth of 32m. It will measure 4.75m to the eaves and 9.564m to the ridge. The building will be constructed of painted block work, with Yorkshire Boarding above to the eaves. The roof material is likely to be dark grey fibre cement or a metal roof with translucent roof lights. The exact materials of the building will be agreed as part of discharge of conditions application, should the application be approved.

POLICY:

Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP6 - Delivery and Distribution of Employment Land and Premises
Policy SP9 - Land Based and Rural Economy
Policy SP13 - Landscapes
Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development

Retained Policies of the revoked Yorkshire and Humber Regional Spatial Strategy (RSS)

Policy Y1 - York sub area policy

Policy YH9 - Green Belts

National Planning Policy Framework (NPPF) (2012)

Chapter 3. Supporting a prosperous rural economy

National Planning Practice Guidance (NPPG) (2014)

HISTORY:

The relevant planning history includes:

- 3/141/4/PA - Refused - Outline application for the construction of a detached bungalow and garage at Common Farm, Upper Helmsley.
- 3/141/8/PA - Permitted - Change of use of disused farm buildings to 9 self contained holiday cottages at Common Farm, Upper Helmsley.
- 3/141/8A/FA - Permitted - Erection of two storey accommodation block to form six family dwellings and a 10 bedroom stablemans dwelling together with parking for 20 cars.
- 16/00238/MFUL - Planning permission granted 11.05.2016 - Erection of replacement horse barn, block of 24no. loose boxes, 3no.horse walkers, roofing over of existing horse walker, provision of a horse wash down area and a horse warm up area, resurfacing of tracks and yard area, provision of an all weather gallop, horse walks, gallops access lay-by, widening of access road and siting of temporary office/rest room building (part retrospective application).

APPRAISAL:

The main considerations are:

- i. The Principle of Development within the York Green Belt
- ii. Character and Form
- iii. Highway safety
- iv. Other matters
- v. Conclusion

i. The Principle of Development within the York Green Belt

Policy SP1 (General Location of Development and Settlement Hierarchy) states that proposals for development within the Green Belt will be assessed against national policy. The National Planning Policy Framework (NPPF) states that the construction of new buildings within the Green Belt should be regarded as inappropriate. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy SP9 (The Land-Based and Rural Economy) supports Ryedale's land-based economy and a working countryside through supporting new buildings if they are necessary to support land-based activity, including for equine purposes. In conjunction with Policy SP9, the small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity is supported in the wider open countryside.

The equine use of the site and its relatively isolated location mean that the development is not considered to be inappropriate in the Green Belt and it accords with the NPPF and Policy SP1. The equine use of the site and the provision of 25 -40 full and part time employees is considered to be in accordance with Policies SP6 and SP9 of the Ryedale Plan - Local Plan Strategy.

ii. Character and Form

Policy SP13 (Landscapes) seek to protect the quality, character and value of Ryedale's diverse landscapes by encouraging new development and land management practices which reinforce the distinctive elements of landscape character within Ryedale's broad character landscape areas including the Vale of York. 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. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail. As such, the design of the building, with a pitched roof and the use of Yorkshire Boarding is considered to be appropriate for the location.

There will be views of the proposed building from the bend in the road travelling from Upper Helmsley and heading towards Sand Hutton. However, the building will be read in conjunction with the existing buildings on the site. The building will not be able to be seen from the Upper Helmsley to Gate Helmsley Road due to the landform. Common Farm is sited on lower in ground level compared to the Upper Helmsley to Gate Helmsley Road.

The proposal is considered to be appropriate in this rural setting and is considered to comply with the criteria set out in Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

iii. Highway safety

The Local Highway Authority has raised no objection to the proposal. The existing vehicular access will be utilised onto to the Gate Helmsley to Upper Helmsley Road. They have advised that a condition is attached to the Decision Notice is planning permission is granted regarding precautions to prevent mud, grit and dirt onto the highway, including wheel wash facilities.

iv. Other matters

Gate and Upper Helmsley Parish Council has raised no objection to the proposal. However, they have stated the following:

When the gallops were being development, the lorries made such a mess of the roads and verges and the Parish Council would wish to get assurances that there will not be a repeat of this.

The agent has been made aware of this and the condition recommended by the Local Highway Authority will prevent such occurrences happening again.

v. Conclusion

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP1, SP6, SP9, SP13 SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within 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 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

OS Site Location Plan - Drawing Number PD213-09 dated 19/12/2016.

As Proposed Site Block Plan - Drawing Number PD213-06 dated 19/12/2016.

New Stabling and Covered Warm Up Track as Proposed Elevations - PD213-08 dated 19/12/2016.

New Stabling and Covered Warm Up Track as Proposed Floor Plan - PD213-07 dated 19/12/2016.

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