

Item Number: 10
Application No: 16/02004/MFUL
Parish: Marton Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr A Turnbull
Proposal: Erection of a general purpose agricultural building for storage and housing of livestock to adjoin north elevation of existing agricultural building
Location: Whitethom Farm Marton YO62 6PF

Registration Date:
8/13 Wk Expiry Date: 21 March 2017
Overall Expiry Date: 23 March 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Public Rights Of Way	No views received to date
Parish Council	No views received to date
Highways North Yorkshire	No objection
Parish Council	No views received to date

Neighbour responses:

SITE:

Whitethom Farm is an established farmstead located within the wider open countryside, approximately 1.4 kilometres to the north west of the village of Normanby, 1.5 kilometres to the south west of the village of Marton. The site is accessed off Malton Road. There is a Public Right of Way that runs through the main farmstead (a bridleway) east/west west/east. A footpath runs north/south south/north to the north of the farmstead, with a further bridleway to the south of the farmstead running north/south south/north.

PROPOSAL:

Erection of a general purpose agricultural building for storage and housing of livestock to adjoin north elevation of existing agricultural building.

The application is to be determined by Planning Committee as the floor area of the building exceeds 1000 square metres (1042 square metres). The proposed building will measure 42.7 metres in width, 24.4 metres in depth, 4.9 metres to the eaves and 8.5 metres to the ridge. It will be constructed of concrete panels up to 2 metres with Yorkshire Board cladding above this, with dark grey fibre cement roof sheets.

HISTORY:

The planning history at the site includes:

- 07/00582/AGNOT - Agricultural notification determined and granted 19.07.2007 - Erection of open-sided dutch barn for storage of hay and straw
- 16/01685/AGNOT - Agricultural notification determined and granted 16.11.2016 - Erection of a general purpose agricultural storage building

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP9 - Land Based 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 (NPPF) (2012)

Chapter 3. Supporting a prosperous rural economy

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 wider open countryside landscape
- iv. Highway safety
- v. Impact upon neighbour amenity
- 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 agent has stated the following with regard to the agricultural enterprise:

The applicants are mainly cattle and pig farmers with arable land. They farm about 380 acres of arable and grassland surrounding the farm at Whitethorn with all work done by Mr Turnbull and his son. They have approximately 120 suckler cows which calf all year around with an additional 110 fattening and store cattle on farm at all times. All 200 plus cattle are housed, calved and fattened at the farm. They currently have 280 bed and breakfast pigs on the farm which are housed in cattle buildings when stock are at grazing or between calving patterns. The proposed building will not only be used for machinery, hay and straw storage but will be used for calving cattle, store cattle (after weaning age) and bed and breakfast pigs when cattle are at grazing.

It is considered that the principle of an agricultural storage building and housing of livestock 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 agricultural buildings within the site, as it will adjoin a building that was approved under the 2016 Agricultural Notification to the immediate south. The ground works for this building have been completed, but it is yet to be erected.

The proposed building is of a similar scale to the existing buildings within the farmstead in terms of height, depth and width. The design of the building is typical of a modern agricultural building, comprising enclosed sides under a pitched roof. The Yorkshire Boarding and dark grey roof will also ensure that the building will be integrated into the surrounding landscape and relate to the existing buildings on the site.

In view of the proposed building being within close relationship to the existing agricultural buildings on the site along with its Yorkshire Boarding and dark grey roof colouration, the development is considered to be acceptable in this location.

iii. Impact upon the wider open countryside landscape

Policy SP 13 (Landscapes) of the Ryedale Plan - Local Plan Strategy states:

Landscape Character:

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)*
- Visually sensitive skylines, hill and valley sides*

There will be limited, distant views of the proposed building from Malton Road. There will be closer views of the proposed building from the Public Rights of Way that are in close proximity to the farmstead and run through the farmstead. However, these views of the building will be within the context of an established group of buildings and the proposal is not considered to be detrimental to the character of the wider open countryside.

iv. Highway safety

The Highway Authority considers the existing vehicular access onto Malton Road to be acceptable, and has no objection to the proposal.

There is a Public Right of Way that runs through the main farmstead (a bridleway) east/west west/east. A footpath runs north/south south/north to the north of the farmstead, with a further bridleway to the south of the farmstead running north/south south/north. However, the proposed building will not impinge upon these Public Rights of Way.

v. Impact upon neighbour amenity

The closest residential property to the site (not within the applicants ownership) is Greenacres, approximately 250 metres to the east of where the proposed building will be sited. The property of Greenacres was approved as an agricultural workers dwelling in 1986. However, in 1998, approval was granted to retain the dwelling of Greenacres without compliance with agricultural occupancy condition.

The proposed building is not considered to have a material adverse effect upon the amenity of the property of Greenacres. This is in terms of being overbearing in presence, cause loss of light or loss of privacy. It is noted that the building will house some livestock including calving cattle, store cattle (after weaning age) and bed and breakfast pigs when cattle are at grazing. There is the potential for the livestock to cause issues regarding noise and odour. However, the applicants operate an established agricultural livestock enterprise, with there currently being a number of livestock being housed on the site. The manure from the livestock will be stored within the proposed building and will then be spread on the applicants land which is considered acceptable in this location. If there are any future complaints regarding noise and odour will be dealt with by Environmental Health Officers.

The proposal is therefore considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

There has been no response from the occupier of Greenacres or any other third parties with regard to the proposal.

vii. Other matters

There has been no response from the Parish Council with regard to the proposal.

viii. Conclusion

In light of the above considerations, the erection of a general purpose agricultural building for storage and housing of livestock 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 LAYOUT PLAN - AW & A Tumbull - dated 20th December 2016.
FLOOR PLAN AND ELEVATIONS - Scale 1:200 dated 20th December 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