

**Item Number:** 8  
**Application No:** 17/00347/MFUL  
**Parish:** Malton Town Council  
**Appn. Type:** Full Application Major  
**Applicant:** Rainbow Equine Hospital  
**Proposal:** Erection of a portal steel frame building to form both an infill between existing buildings and provide an insulated water proof shell over an existing building including installation of a first floor together with the extension of an adjacent single storey stable block to improve isolation facilities  
**Location:** Rainbow Farm Veterinary Surgery Rainbow Lane Malton North Yorkshire YO17 6SG

**Registration Date:**  
**8/13 Wk Expiry Date:** 6 July 2017  
**Overall Expiry Date:** 11 May 2017  
**Case Officer:** Charlotte Comforth **Ext:** 325

#### CONSULTATIONS:

**Vale Of Pickering Internal Drainage Boards** No comments to make  
**Parish Council** No objection  
**Highways North Yorkshire** No objections  
**Environmental Health Officer** No views received to date

**Neighbour responses:** None

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#### SITE:

The application site is located within open countryside to the north of Malton and south of the A64 bypass. The site is located on Rainbow Lane and is accessed from the east from Old Malton, via Westgate Lane.

The site contains a number of existing single storey and two storey buildings that are in use as the Rainbow Lane Equine Hospital. There are also two residential units located at the north end of the site.

#### PROPOSAL:

Erection of a portal steel frame building to form both an infill between existing buildings and provide an insulated water proof shell over an existing building including installation of a first floor together with the extension of an adjacent single storey stable block to improve isolation facilities.

The ground floor 'infill' between the existing buildings will have a floor area of 487 square metres. The first floor 'infill' between the existing buildings will have a floor area of 663 square metres. The highest part of the infill building will measure 8.4 metres from ground level and have a span of approximately 27 metres on the west elevation and a span of approximately 30 metres on the southern elevation.

The extension to the adjacent single storey stable block will have a floor area of 63.8 square metres and mirror the existing ridge and eave height of the building (3.9 metres and 2.7 metres respectively)

## **HISTORY:**

There is extensive planning history in connection with the site. The most recent and relevant includes:

- 03/01286/FUL - Planning permission granted 26.01.2004 - Erection of a two-bed detached dwelling.
- 09/00823/FUL - Planning permission granted 09.09.2009 - Erection of two-storey extension to form one-bedroom annexe.
- 10/01410/FUL - Planning permission granted 07.02.2011 - Erection of a steel framed building to provide extra stabling facilities.
- 11/00878/FUL - Planning permission granted 21.09.2011 - Erection of 3 no. stables.
- 16/00157/FUL - Planning permission granted 29.03.2016 - Erection of detached building comprising of 4no. stables and storage area, erection of infill extension to form additional equine facilities and erection of one bay extension to existing equestrian building to west elevation.

Members should note that an infill structure between the existing buildings was granted planning approval as part of application 16/00157/FUL. However, since that approval, the practice has continued to grow and the approved facilities no longer meet their requirements. Therefore, this planning application has been submitted and if approved will effectively, supersede the 16/00157/FUL approval. It should be noted that the detached building comprising of 4no. stables and storage area that was granted approval as part of the 16/00157/FUL have been already built.

## **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

Chapter 7. Requiring good design

### National Planning Policy Guidance (NPPG)

## **APPRAISAL:**

The main considerations in relation to this application are

- i. The Principle of Development
- ii. Impact upon the wider open countryside
- iii. Impact on neighbour amenity
- iv. Highway safety
- v. Other Matters
- vi. Conclusion

### i. Principle of Development

Policy SP9 (Land-Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy supports the district's land-based economy with support for new buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes.

Rainbow Lane Equine Hospital is an accredited RCVS Equine Hospital and has developed a reputation for providing excellent and valued equine veterinary care for the numerous owners, trainers, breeders of equine stock within Ryedale and the wider North Yorkshire area. In recent years, the practice has made a significant contribution to the development of equine veterinary in terms of knowledge and the development of techniques and equipment. Consequently, the practice has continued to expand and has become a major employer within the area and contributor to the local economy.

The erection of a portal steel frame building to form both an infill between the existing buildings and provide an insulated water proof shell over an existing building including installation of a first floor together with the extension of an adjacent single storey stable block to improve isolation facilities will allow for the business to develop and expand as an accredited Equine Hospital. It is considered that the principle of development is acceptable in this location.

### ii. Impact upon the wider open countryside

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 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 infill building will be higher than the existing buildings on the site in order to accommodate a first floor that will allow for office space for a stage and a conference space. It will also be wider than the existing buildings on the site. There is a levels change on the site with the land rising to the south.

When viewing the site on higher ground at the southern end of Rainbow Lane, the building will be read in conjunction with the existing buildings on the site. The building will be visible from the A64 and the approach from the east along Rainbow Lane, but will again be read in conjunction with the existing buildings on the site, despite being of a larger scale in terms of width and height. The infill building will be fully constructed of clad on the roofs and wall with composite insulated profiled steel sheets to match the existing two storey stable block.

The extension of an adjacent single storey stable block to improve isolation facilities is considered to be of an appropriate scale, form and use of materials and will be read in the conjunction with the existing building and other buildings on the site.

Whilst it is noted that the infill building is large in scale, in terms of width and height, it is considered that the proposal is not considered to be detrimental to the character of the wider open countryside and it helps to consolidate the existing group of buildings.

There are also wider public benefits of expanding this existing equine facility.

iii. Impact upon neighbour amenity

In accordance with Policy SP20 (Generic Development Management Issues), 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 is located to the south of existing residential buildings and involves an expansion of the existing veterinary use. The new development will be no closer to the residential buildings than the existing veterinary buildings. As such there is not considered to be a material adverse impact on the amenity of present and future occupants, in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

Members should also note that the parcel of land to the south and west of the site has been granted outline planning permission for residential use as part of the 'Malton Cluster Sites' (Planning Reference 14/00429/MOUTE). However, it is considered that the scheme as approved on that site, shows significant areas of planting on the south and west boundaries to ensure that there will be adequate for separation between the proposed infill building and the residential dwellings that are likely to be built on the adjacent parcel of land.

iv. Highway safety

There are no Local Highway Authority objections to the proposal given that there are no changes to the employment numbers.

v. Other Matters

The Vale Of Pickering Internal Drainage Board have no comments to make regarding the proposal in terms of the disposal of surface water.

Malton Town Council has raised no objection to the proposal.

vi. Conclusion

In light of the above considerations, the proposal 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 Plan #710186 - dated 03.02.2017.  
Sketch Plan - GF Area - 2016\_01\_SK20\_11  
Sketch Plan - FF Area - 2016\_01\_SK20\_12  
REVISED Elevations - 2016\_01\_AR30\_01\_B.

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