

**Item Number:** 9  
**Application No:** 17/00405/MFUL  
**Parish:** Weaverthorpe Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Mr Anthony Milner  
**Proposal:** Erection of 2no. agricultural buildings for the housing of 1,960 pigs to include demolition of existing agricultural buildings  
**Location:** Dotterel Farm Main Road Weaverthorpe Malton YO17 8ET

**Registration Date:**  
**8/13 Wk Expiry Date:** 11 July 2017  
**Overall Expiry Date:** 25 May 2017  
**Case Officer:** Alan Hunter **Ext:** Ext 276

#### CONSULTATIONS:

<b>Countryside Officer</b>	No objection
<b>Archaeology Section</b>	No objection
<b>Building Conservation Officer</b>	No Objection
<b>Environmental Health Officer</b>	No views received to date
<b>Parish Council</b>	No objection
<b>Land Use Planning</b>	No views received to date
<b>Sustainable Places Team (Yorkshire Area)</b>	Recommend conditions
<b>Highways North Yorkshire</b>	No objection
<b>Parish Council</b>	No views received to date

**Neighbour responses:** None

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#### SITE:

The site lies within open countryside, located to the north-west of Weaverthorpe. The site is also within the Yorkshire Wolds Area of High Landscape Value.

The site forms an existing established farmstead, which operates a mixed arable and livestock enterprise. The existing livestock element of the enterprise includes rearing pigs. Dotterel Farmhouse is a Grade 2 Listed Building

#### PROPOSAL:

Planning permission is sought for the erection of 2 no. livestock buildings to replace existing buildings. The building will house 1960 pigs and will replace the existing buildings on the site. The buildings, the subject of this application, will be located on the western side of the farmstead. Each building will approximately measure 15.2m in width by 50.7m in length and be 2.1m to the eaves height and 4.4m to the ridge height. It is proposed to clad the buildings in profiled sheeting finished in olive green under a cement fibre sheeted roof.

As the total number of the pigs on the site does not exceed 3000, this application falls beneath the threshold of "Schedule 1 Development" in accordance with the Environmental Impact Regulations 2017. The proposal has been formally 'screened' and the Local Planning Authority has confirmed that the application does not comprise 'EIA development'.

## **HISTORY:**

2013: Planning permission refused for the erection of 1 no. 55m high (overall tip height 81m) 500kw wind turbine to generate electricity for the National Grid with associated sub station, crane pad, access track and temporary construction compound.

2011: Planning permission granted for the formation of an all weather 44m by 25m menage for private use.

1997: Listed Building Consent granted for the insertion of window to first floor on west elevation and demolition of north wing chimney stack.

1991: Planning permission granted for the erection of an 18m diameter wind turbine on 30m high tower

1980: Planning permission granted for the construction of two dry sow service farrowing houses and two bacon weaner houses.

1980: Outline application for the construction of an extensive pig unit to include dry sow and service house, farrowing house, flat deck, 3 weaner bacon houses, slurry store and grain store.

## **POLICY:**

### National Policy

NPPF 2012

NPPG 2014

### Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land-Based and Rural Economy

Policy SP13 - Landscapes

Policy SP20 - Generic Development Management Issues

## **APPRAISAL:**

The main considerations in relation to this application are:-

- i) Siting, scale, design and external appearance of the building;
- ii) Impact upon the special scenic quality of the Area of High Landscape Value;
- iii) Highway safety;
- iv) Landscaping;
- v) Impact upon the setting of Dotterel Farmhouse;
- vi) Impact upon the amenity of the adjoining neighbours; and
- vii) Archaeology.

### Siting, scale, design and external appearance of the building

Policy SP9 and SP20 of the Ryedale Plan – Local Plan Strategy aim to ensure that new agricultural buildings have limited impact upon the character and appearance of the open countryside.

In this case, the buildings the subject of this application are to replace existing buildings. As such, the proposed buildings would appear as part of the existing group of buildings. There is existing planting to the northern and western boundaries that will limit the impact of the proposed buildings upon the wider area. The buildings are of a simple pitched roof design which is typical of other livestock agricultural buildings of this nature, elsewhere in the District.

### Impact upon the special scenic quality of the Area of High Landscape Value

Policy SP13 of the Local Plan Strategy seeks to protect the special scenic qualities of the Yorkshire Wolds Area of High Landscape Value. The impact of the proposed development will be limited, with views of the site from the south, however, these will be of the buildings within the context of the existing farmstead. This is not considered to be visually intrusive. The proposal is considered to comply with the requirements of Policy SP9 of the Local Plan Strategy.

### Highway safety

The application site is served by an existing access. The local Highway Authority has no objection to the proposed development.

### Impact upon the amenity of the adjoining neighbours

The nearest residential dwellings are within the settlements of Weaverthorpe and Helperthorpe. In view of the separation distances, there is considered to be no adverse impact upon the residential amenity associated with nearby property, by virtue of noise, odour or dust. The Environmental Health Officer has been consulted on the application; however, no response has been received to date.

### Impact of the setting of Dotterel Farmhouse

Dotterel Farm is a Grade 2 listed building. Policy SP12 of the Local Plan Strategy requires the an assessment of the proposal upon designated heritage assets, and the S66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 places a duty on Local Planning Authority to consider the desirability of preserving the setting of listed buildings. In view of the siting and design of the proposed replacement buildings they are not considered to adversely affect the setting of the adjacent listed building. The Buildings Conservation Officer has no objection to the proposal.

### Impact on archaeology

The application site is located in an area of archaeological interest; the County archaeologist has no objection to the proposal.

### Other issues

The Parish Council and the Council's Countryside Management Officer has no objection to the proposal. The Environment Agency has not objected to the proposal, however, in order to protect ground water from pollution, a condition is required.

### Conclusion

In view of the above, it is not considered that the development has any adverse impact on the Area of High Landscape Value. The building is considered to be acceptable in terms of its siting, design, scale and external appearance and is not prejudicial to the amenity of nearby residents or highway safety. The application is considered to accord with policy and accordingly, the recommendation is that this application be approved.

### **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 Before the development hereby permitted is commenced, 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.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 3 The development hereby permitted may not commence until such time as a scheme to install the underground tanks has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes subsequently agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the underground storage tanks do not harm the water environment in line with paragraph 109 of the National Planning Policy Framework and Position Statement D2 'Underground storage (and associated pipework)' of the Environment Agency's Approach to Groundwater Protection.

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

- SITE LOCATION PLAN;  
-7219;

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