

**Item Number:** 7  
**Application No:** 17/00676/MFUL  
**Parish:** Wintringham Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Lee & Co (Mr Nigel Lee)  
**Proposal:** Erection of 2no. linked pig finishing buildings, with 2no. associated feed bins and hardstanding for parking/turning  
**Location:** Linton Wold Farm Wold Road West Lutton Malton YO17 8DG  
  
**Registration Date:**  
**8/13 Wk Expiry Date:** 1 September 2017  
**Overall Expiry Date:** 6 August 2017  
**Case Officer:** Alan Hunter **Ext:** Ext 276

#### **CONSULTATIONS:**

<b>Countryside Officer</b>	
<b>Sustainable Places Team (Yorkshire Area)</b>	Recommend conditions
<b>Environmental Health Officer</b>	No views received
<b>Parish Council</b>	No views received
<b>Highways North Yorkshire</b>	No objection
<b>Lead Local Flood Authority</b>	No views received

**Neighbour responses:** Andrew Harrison,

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#### **SITE:**

The site lies within open countryside, located in the Parish of Wintringham. It is located to the south of Wintringham and is accessed from an unclassified road linking Settrington and the C356 (Weaverthorpe - Duggleby road), at a point to the west of West Lutton. The site is also within the Yorkshire Wolds Area of High Landscape Value, approximately 180m north of the main farmstead (Linton Wold Farm). The site also lies within a depression on the elevated parts of the Yorkshire Wolds.

Linton Wold Farm is an existing agricultural enterprise, which operates an arable business extending to 610 acres.

#### **PROPOSAL:**

Planning permission is sought for the erection of 2 no. livestock buildings linked by a central passage to accommodate up to 1984 pigs. The buildings, the subject of this application, will be located on the northern side of the farmstead. Each building will approximately measure 15.8m in width by 52.4m in length and be 3.3m to the eaves height and 5.5m to the ridge. There will be a covered passage between the buildings measuring 1.8m in width and 2 no. feed bins. It is proposed to construct the buildings of blockwork and olive green sheeting under a natural grey 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:**

Other than householder development at the farmhouse, the planning history for the site includes the following:

2013: Planning permission granted for the re-location and alteration of an existing agricultural building for use as a grain store following demolition of an adjacent agricultural building.

1980: Planning permission granted for the conversion of the existing farmhouse into 2 dwellings.

1974: Planning permission granted for the erection of a grain store.

## **POLICY:**

### National Policy

NPPF 2012

NPPG 2014

### Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land-Based and Rural Economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP 16- Design

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) Impact upon the amenity of the adjoining neighbours; and
- v) Archaeology.

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

Policies 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 located to the north of the farmstead by approximately 180m. The proposed building is to be serviced by a track from the farmstead. The site is surrounded by higher land on all sides, and it will be sunken within the natural depression of the surrounding landform. As a result its impact upon the wider area is very limited. Furthermore, the buildings are relatively low at 5.5m at their highest point. Whilst a closer grouping of buildings within the open countryside is usually preferred, in this case the landscape impact is such that its location is not objectionable in landscape terms.

The buildings are of a simple pitched roof design which is typical of other livestock agricultural buildings of this nature, elsewhere in the District. Although it is considered preferable for a darker roof material than natural grey, such as dark green or anthracite grey. A condition is recommended accordingly.

### 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, and the proposal is not considered to be visually intrusive. The proposal is considered to comply with the requirements of Policy SP13 of the Local Plan Strategy.

### Highway safety

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

### Residential Amenity Impacts

In terms of impact upon the amenity of the adjoining neighbours, the nearest property is Rayslack Farm approximately 1.2km to the west. Given the separation distances there is considered to be no adverse impact upon the residential amenity associated with nearby properties, by virtue of noise, odour or dust. A letter has been received objecting to the location of the proposed development representing the views of the occupiers of Rayslack Farm. The concerns raised relate to diseases being transferred to pigs at Rayslack Farm through the air. The distance is 1.2km. This is not considered to be a planning issue, but a management issue of the respective units and a matter for DEFRA. Agricultural Permitted Development rights already allow livestock buildings to be erected without such considerations, and 400m is used for amenity reasons. Moreover, the keeping of pigs on agricultural land can take place without the need for any planning permission. It is considered that this issue is not a material planning consideration. The Environmental Health Officer has been consulted and a copy of the objection letter has been discussed with them and there is no objection to the proposal. In view of the above, the objection raised is not considered to be sustainable and the proposal is not considered to give rise to unacceptable amenity impacts.

### Impact on archaeology

The application site is located in an area of archaeological interest. Within the surrounding area there is the potential for significant remains to be located, including a possible Medieval Monastic Grange and Square Barrow Cemetery from the Iron Age period. A condition is recommended to ensure records are made of any deposits during ground disturbance works.

### Other issues

The Environment Agency has recommended a condition to protect groundwater, as the site is located on a Principal aquifer within Zone 3 of a Source Protection Area for public water supply. The Environment Agency also recommends a series of informatives.

### 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.

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy  
Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Practice Guidance

**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 and 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 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.

- 4 The development hereby permitted may not commence until such time as a risk assessment has been provided and 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.

- 5 Prior to the commencement of the development hereby approved precise details of the existing ground levels and proposed finished floor levels measured in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory external appearance and to protect the character and appearance of the surrounding landscape and to satisfy Policy SP13 and Policy SP20 of the Local Plan Strategy.

6. A) No demolition/ development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment

4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication of dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/ organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/ development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: Legislative or Policy Justification:

This condition is imposed in accordance with Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.

### **INFORMATIVE(S)**

1 The applicant/developer is advised to ensure the flammability of all relevant materials meet the relevant fire standards, requirements and legislation.

2 Underground storage (and associated pipework)  
The Environment Agency will normally object to new and increased underground\* storage of hazardous substances in SPZ1.

The Environment Agency will agree to such storage in principal and secondary aquifers outside SPZ1 only if there is evidence of overriding reasons why the:

- activity cannot take place within unproductive strata
- storage must be underground (for example public safety), in which case it is expected that the risks are appropriately mitigated

Where such storage already exists the Environment Agency will work with operators to assess and if necessary mitigate the risks, including an aim to change to above ground storage.

The Environment Agency will normally object to any redevelopment scheme involving retention of underground storage of hazardous substances in SPZ1 unless it can be demonstrated that risks to groundwater can be adequately mitigated

3 Direct inputs into groundwater:

The Environment Agency must take all necessary measures to:

- prevent the input of any hazardous substance to groundwater
- limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater

The Environment Agency will only agree to the direct input of non-hazardous pollutants into groundwater if all of the following apply:

- it will not result in pollution of groundwater
- there are clear and overriding reasons why the discharge cannot reasonably be made indirectly

- there is adequate evidence to show that the increased pollution risk from direct inputs will be mitigated

4      Safeguard zones:

The Environment Agency advise that where appropriate the Environment Agency will work in partnership with abstractors to establish safeguard zones. Safeguard zones are established around abstractions used for human consumption that are at a high risk of deteriorating raw groundwater quality. Both existing and new measures to control diffuse pollution will be targeted within safeguard zones.

5      The applicant/developer is advised to contact DEFRA to ensure compliance with all relevant animal welfare requirements.