

Item Number: 9
Application No: 17/00522/FUL
Parish: Birdsall Parish Council
Appn. Type: Full Application
Applicant: Mr James Illingworth
Proposal: Erection of an agricultural building for storage and the housing of livestock
Location: Manor Farm Lang Hill Birdsall Malton North Yorkshire YO17 9NS

Registration Date: 17 May 2017
8/13 Wk Expiry Date: 12 July 2017
Overall Expiry Date: 15 June 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council	Object
Highways North Yorkshire	No objection
Countryside Officer	No views received to date
Environmental Health Officer	No views received to date

Neighbour responses: Mr S N Fairbank,

SITE:

Manor Farm is an established agricultural farmstead located in Birdshall. The proposal site is sited within an Area of High Landscape Value and adjacent to an Ancient Woodland.

PROPOSAL:

Erection of an agricultural building for storage and the housing of livestock The building is approximately 54 meters in length and 9.1metres in width and is proposed to be used in part for storage and part for the housing of livestock. It has an eaves height of 5.3m and apex height of 7.3m.

HISTORY:

There is no relevant planning history,.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)
Policy SP9 The Land Based and Rural Economy
Policy SP12 Landscapes
Policy SP16 Design
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 3. Supporting a prosperous rural economy
Chapter 7. Requiring good design

APPRAISAL:

The main considerations in relation to the application are

- i) Principle of development
- ii) Form and Character
- iii) Neighbouring Impact
- iv) Landscape impact)

i) Principle of development

The NPPF supports rural development which enables/supports growth in rural areas. This would include supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy states that; Ryedale's land-based economy will be sustained and diversified with support for new buildings that are necessary to support land-based activity and a working countryside, including for farming. The application proposes to erect an agricultural storage building which will also be used to house livestock.

The siting of the building is at the rear of the existing buildings, on a small parcel of land, which cattle currently graze on. The Local Planning Authority has a requirement to ensure any new development is sustainable. The farm is approximately 540 acres and there are approximately 135 beef cows and followers. The proposal will not create an increase in livestock. It is intended for modernisation and improvement of the existing enterprise. It is also confirmed that all the existing farm buildings are all connected and used for the farming business.

It is considered that inline with the policies set out in the NPPF and Local Plan Strategy, that the proposal helps to support the established agricultural business. As such the principle of the proposed development is therefore considered to be acceptable on its planning merits.

ii) Form and Character

The building is to be used for storage and for the housing of livestock. The proposal will measure, 54m in length by 9.1m in width, with a eaves height of 5.3m and a ridge height of 7.3m. The external materials will be concrete panels with Yorkshire Boarding, with a grey metal profiled sheeted roof. Half of the building will be closed, to protect the livestock and the other half will be open sided for storage purposes.

The building is located to the rear of existing buildings and is well screened from public vantage points. It is considered therefore that the traditional and typical design of the building is in compliance with Policy SP16 (Design) Of the Ryedale Local Plan Strategy.

iii) Neighbouring Impact

Concerns have been raised by the Birdshall Parish Council in relation to the potential impact in neighbours. The response reads as such,

"The proposed site is very near to a residential property which was formerly a farmhouse but not now used as a farmhouse. It will overlook the garden and will be very visible from the upper floor of the house. The access will be very dangerous, especially for children, as it is very close to the front gate. The Building will encourage more flies, smell and noise, and will be very close to a very nice woodland walk."

With regard to the access, North Yorkshire Highway Authority were notified of the concern. The following response was made, "My understanding of the submitted plans is that the access will be taken from the existing western access, as it is the only access red-lined up to the public highway. This would seem to be the 'alternative' access recommended by the Parish Council in its representation letter dated 9 June 2017.

Consequently, there are no local highway authority objections to the proposed development.

The potential issue concerning increased impact on the neighbouring occupiers in terms of more "flies, smell and noise" around the site has also been discussed with the Council's Environmental Health Specialists. They do not consider that there is likely to be an increased impact due to the siting of the building, as the livestock section of the building is furthest away from any neighbouring occupiers.

The area already has established agricultural buildings and it is not considered that the additional building will create any significant impact. The nearest dwellings to the proposal site are located 95m away. Manor House has been divided into 2 no dwellings. Manor House is also surrounded on the north boundary by the applicants fields, which are also used for agriculture.

There have been no individual responses to the application by the neighbouring occupiers to the proposal. In conclusion the development is deemed to not create a material adverse impact upon neighbouring amenity and it is considered to comply with Policy SP20 if the Ryedale Plan - Local Plan Strategy.

iv) Landscape impact

The site is located with an Area of High Landscape Value and special regard is required to be given to any development within this local designated area. Policy SP13 of the Ryedale Local Plan states that these areas helps to reinforce landscape quality and local character. It is considered that the nature of the development is modest in keeping within the area and is located well within the established buildings of the existing site.

There is considered to be no wider landscape impact away from the proposal and subject to control over the materials, no objection is raised, in respect of Policy SP13.

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, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance.

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

Proposed Plans - Drawing No: PL50 01
Block Plans - Drawing No: PL20 02
Site Layout Plan - Drawing No: PL20 01
Site Location Plan - Drawing No: EX20 01

Reason: For the avoidance of doubt and in the interests of proper planning.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013

