

Item Number: 7
Application No: 17/00885/MFUL
Parish: Wintringham Parish Council
Appn. Type: Full Application Major
Applicant: G & H Cholmley (Mr Hugh Cholmley)
Proposal: Erection of an agricultural grain store.
Location: Home Farm Place Newton Wintringham Malton North Yorkshire YO17 8HS

Registration Date: 25 July 2017
8/13 Wk Expiry Date: 24 October 2017
Overall Expiry Date: 23 October 2017
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Parish Council	No views received to date
Highways North Yorkshire	No objection.
Countryside Officer	No objection
Lead Local Flood Authority	Recommend pre-commencement condition
Sustainable Places Team (Yorkshire Area)	Awaiting final confirmation

Neighbour responses: No responses received

SITE:

Home Farm, Place Newton lies to the south of Wintringham outside of the Development Limits in the wider open countryside, as defined in The Ryedale Local Plan. The application site relates to an area (c39m x c42.7m in footprint) used for pheasant breeding, with small low profile structures. Directly to the north of the site, is an area occupied by a mix of modern and traditional farm buildings and a further modern farm building is located to the south east of the application site at a distance of c10m. The site is effectively screened to the south, west and east by mature trees.

It is noted within the Planning Statement that Home Farm is an arable farming enterprise extending in excess of 2000 acres. The existing access to the farmstead is to the north of the application site.

The site is located within an Area of High Landscape Value and part of the site falls within Flood Zones 2 and 3. It is further noted that the site falls within 55m of a protected pond, Mill Pond to the South East.

PROPOSAL:

This application seeks permission for the erection of an agricultural grain store.

HISTORY:

The following applications are considered relevant to the current proposal:

80/00401/OLD: 3/153/14/PA Installation of a 1100 gallon petrol storage tank and pump at Home Farm Wintringham Malton – Approved

98/00249/AGNOT Erection of extension to agricultural spray store - Determined

98/00302/FUL Change of use and alteration of single-storey farm building to form staff accommodation – Approved

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP9 - Land Based Rural Economy

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

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

APPRAISAL:

The main considerations within the determination of this application are:

- i. The principle of development
- ii. Character, Form and Impact upon Area of High Landscape Value
- iii. Impact upon Amenity
- iv. Flood Risk
- v. Other matters, including consultation responses.

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.

In this case, the site is located within the open countryside and it relates directly to the erection of a new agricultural grain store to support an existing and established farm business. The agent has provided a Planning Statement which gives an overview of the proposed development, this notes; *"The business currently has insufficient storage facilities for grain produced on the holding and therefore has to sell large quantities of grain at harvest or store grain offsite. Obviously the charges for storing grain off site are expensive to the business as they are charged for handling and storage of grain. The proposed grain store is to increase the storage capacity on the farm and will enable the business to maximise the price achieved by marketing the grain throughout the year."*

In this instance given that this is an existing and established farm, the principal of further storage to support the agricultural activity is acceptable and in accordance with Policy SP9 of the Ryedale Plan, Local Plan Strategy.

ii. Character, Form and Impact upon Area of High Landscape Value

This application relates to the erection of an agricultural storage building measuring c39m x c42.7m in footprint. This would incorporate an eaves height of c10.5m and a maximum height of c13.1m. This building's roof form would incorporate two adjoining pitched structures, which would minimise the overall massing of the development. The structure would incorporate seven storage bays.

The proposed building would incorporate a simple modern agricultural appearance, incorporating concrete panels to c3.8m, with box profile plastisol coated metal sheets in green. The plans indicate the roof would be constructed of single skin fibre cement sheets. Two door openings would be located on the south eastern elevation, to be accessed by an existing concrete apron and ramp. The plans submitted had indicated the roof sheets would be in a natural grey shade, however it was suggested by the LPA that this would be improved by utilising a darker anthracite grey shade. Final details are currently being considered by the agent. A pre-commencement condition is recommended requiring specific details of the proposed materials to be submitted.

Whilst the overall structure is significant in footprint and height, it is considered that the scale is justified given the existing and established arable farm business. It is noted that the surrounding farm buildings incorporate a broad range of heights and footprints and it is not considered that the proposed building, whilst large would appear incongruous.

Additionally, care has been given to the roof form, which would limit the visual massing of the structure. The proposed grain store is positioned in close proximity to the existing buildings supporting the farm, so would not appear isolated and would be read in the context of the farm. The structure would not be readily visible from the south, west or east of the by virtue it's positioning within a wooded setting.

It is considered that subject to further details on appearance, which can be controlled by condition, the proposal satisfies the requirements of Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon Amenity

The closest residential properties to the site are The Garden House and Student Lodge, which are located at a distance of c95m to the north west of the nearest point of the proposed grain store. Another residential property, Roselea Cottage is located c122m to the north east of the application site.

It is not considered that these properties would experience any impacts by virtue of overshadowing, given the distances from the grain store, or loss of amenity as a result of the proposed storage use. It is acknowledged that some distant views of the structure may be experienced, however it is considered that given the position of the proposed agricultural grain store, within an existing farm with a range of existing agricultural buildings, this would not result in any significant additional harm to amenity.

A condition is recommended to require details of any external lighting, should it be required.

This proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Flood Risk

The majority of the application site is located within Flood Zone 2 and part of the western section of the site is located within Flood Zone 3. It is however noted that the several buildings within the surrounding developed farm fall within Flood Zones 2 and 3. No Flood Risk Assessment was submitted originally as part of this application.

Following initial consultation responses from the Environment Agency and the Lead Local Flood Authority, a Flood Risk Assessment was submitted by the agent on the 13th September.

Revised comments were received by the LLFA on the 3rd October to note that further information was needed in relation to surface water runoff destinations, flood risk, peak flow control, volume control, pollution control, designing for exceedance, climate change and exceedance. It was noted that this could either be addressed prior to determination or would be subject to a pre-commencement

condition. The agent was made aware of this and given that no further information has been received as yet, the pre-commencement condition will be attached to any approval.

Revised comments were received by the EA on the 5th October to note that the Flood Risk Assessment remained unacceptable, given that it did not comply with the requirements set out in the Technical Guide to the National Planning Policy Framework. It was noted in particular that this didn't take account of the impacts of climate change and the partial location of the site within Flood Zone 3.

A revised FRA was submitted in support of the application, on the 6th October, which incorporated additional information about the positioning within Flood Zone 3 and measures in relation to climate change.

At present, a revised consultation response has been sought from the Environment Agency and the approval of this proposal will be subject to their satisfaction and withdrawal of objection. As this currently remains outstanding, Members will be verbally updated at Committee of this response.

It is therefore considered that the approval of this proposal is subject to the forthcoming Environment Agency Consultation response. The Lead Local Flood Authority have confirmed that surface water can be effectively dealt with through the application of the recommended pre-commencement condition.

vi. Other Matters, including consultation responses

No responses have been received from the Parish Council in relation to this proposal.

The proposed development would have no impact upon the existing access arrangements at Home Farm. The Design and Access Statement notes that on site storage would reduce the intensive traffic movements at harvest time required when storing the grain off site and these would be more equally spread throughout the year. The Local Highway Authority has raised no objection to the proposal. It is considered that the proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

As noted, the application site is located within 55m of a protected pond. The Countryside Officer notes no objection to the proposal. It is considered that the proposal satisfies the requirements of Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy. No other letters of representation have been received.

In light of the above considerations, subject to the recommended conditions in relation to surface water management and proposed materials, this is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP2, SP9, SP14, SP16 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

As noted, a revised consultation response is due from the Environment Agency to ascertain whether the revised Flood Risk Assessment satisfies their requirements. Members will be updated at Committee on any additional information received. Should the response withdraw the previous object, then the proposal is therefore recommended for approval, as it would accord with Policies SP17 and SP19 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

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

Wider Location Plan
Location/ Proposed Block Plan
Plans and Elevations - Drawing no. P6048-01

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

3 Notwithstanding the submitted plans, 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 all materials to be used on the exterior of the single storey extension, including the roof materials shall be submitted to and approved in writing by the Local Planning Authority.

(Reason: In the interests of good design and in compliance with Policy SP12, Sp16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF

4 Prior to the commencement of the development hereby permitted, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

To ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

5 No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event (subject to minimum practicable flow control). The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

Reasons

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

