

Item Number: 12
Application No: 17/01426/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr Frances Barber
Proposal: Erection of a general purpose agricultural building to include the housing of livestock (retrospective application).
Location: Ryedale Carr Westgate Carr Road Pickering North Yorkshire YO18 8LX

Registration Date: 23 November 2017
8/13 Wk Expiry Date: 18 January 2018
Overall Expiry Date: 4 January 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No objection
Environmental Health Officer No response received

Neighbour responses: Mrs Tracy Goodfellow, Mr David Goodfellow,

SITE:

Ryedale Carr is part of an agricultural business located outside of Pickering, in open countryside on the western side of the Town.

PROPOSAL:

The application is a retrospective application for the erection of an agricultural building to include the housing of livestock.

HISTORY:

15/01361/AGNOT - Erection of an agricultural building for the storage of hay, straw and agricultural machinery – Approved

POLICY:

Development Plan:

Local Plan Strategy – Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Policy:

National Planning Practice Guidance
National Planning Policy Framework

APPRAISAL:

The main considerations in relation to the application are:

- i) Principle of Development
- ii) Siting and Design

- iii) Neighbouring Impact
- iv) Impact on Open Countryside
- v) Other Matters

i) Principle of Development

Retrospective planning permission is sought for the erection of a general purpose agricultural building to include the housing of livestock. The building is sited adjacent to another agricultural building, which was previously approved in an agricultural notification (15/01361/AGNOT). The housing of livestock in the proposed building is directly linked to the agricultural business that operates on this land. The field is already established for farming use and it is evident that agricultural practice takes place on this land and has done for some time. The proposal is consistent with Policy SP9 (The Land- Based and Rural Economy) of the Local Plan Strategy.

ii) Siting and Design

The proposed building measures 21m in length by 5m in width, with an asymmetrical roof measuring from 3.3m at eaves height and 3.8m at the mono pitched roof. All covered areas of the building are constructed from cladding, with the box section of the roof constructed of steel sheeting. The proposal is of a typical design in this rural location and is proposed to be sited adjacent to an existing agricultural building on the site. The siting and design of the building is considered to be appropriate for a building of this use. It is therefore considered that the proposal is in conformity with Policy SP16 (Design) of the Ryedale Local Plan Strategy

iii) Neighbouring Impact

The building is approximately 55m away from the nearest residential property which is used as a holiday let. Costa Beck runs between the proposed building and this residential property. In addition, the proposed building is also sited behind an existing lawful agricultural building which is used for the storage of agricultural materials. It is considered that the proposal is at a sufficient distance away from the neighbouring occupiers so as not to result in an unacceptable impact on amenity.

Apart from this property, there are no other buildings in close proximity which would be described as protected. It is considered that the development would not create a material adverse impact upon neighbouring occupiers in terms of an overbearing presence, adverse smells and noise related disturbance. In this respect the development will be comply with Policy SP20 if the Ryedale Plan - Local Plan Strategy. There has been no response from any neighbouring occupiers

iv) Impact on Open Countryside

The proposal will not be directly visible from the public realm or any Public Right of Way. The building is adjacent to an existing farming building and is of a typical design of the rural landscape. It is considered that the proposal will not have an adverse impact on the character of the open countryside and landscape. The proposal is therefore considered to be in accordance with Policy SP20 of the Local Plan Strategy.

v) Other Matters

The application has received two letters of objection. The issues raised are as follows:

- 'The proposed building is located within 400m of a protected building'

It is true that there is a protected building(s) within 400m of the proposal. However, as the application is a full planning application, the impact on the amenities of occupants of neighbouring properties is considered as part of the application. The Council's Environmental Health Officers were consulted on the application and a site visit was taken. As such the following response was made, 'I don't believe the size of the shed could lead it to be classed as an intensive livestock unit, you can see from the photo (attached) the proximity to Costa guest house, and it is not out of keeping with other farming units within the area, the picture clearly shows farming equipment in the foreground, next to this was a

storage unit. From an environmental impact I don't have any concerns'.

- 'The Barn was built without planning permission and permission is only sought due to an enforcement'
Retrospective planning is not a material consideration when evaluating a planning application. An application for planning permission to attempt to make the proposal lawful is seen as a positive approach.

- 'The barn could have been built in an alternative location'

The barn is built adjacent to another farm building. The siting of buildings together as a group is often sought by the Local Planning Authority in order to minimise landscape and visual impacts of proposals. The Local Planning Authority has a duty to consider the siting of the building in this application on its merits.

- 'Costa Beck is at risk of further contamination'

There is no evidence that the propose building would have any additional impact on the Costa Beck, which is sited within an agricultural field. The Council's EHOs does not have any objection to the application. The building uses a straw bedding system and it is considered necessary that a condition is used to secure appropriate waste disposal.

In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies, SP9, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

RECOMMENDATION: Approval

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

Proposed Plans – Date Validated on 23/11/17
Proposed Elevations – Date Validated on 23/11/17
Site Location Plan – Date validated on 23/11/17

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

- 2 Within 3 months of the date of this approval a waste management plan shall be submitted in writing for approval to the Local Planning Authority. This shall detail the measures to be taken to minimise environmental issues through the correct collection and storage of animal waste. IT shall detail the methods of animal bedding and area cleaning. Such a plan shall be reviewed whenever there are significant changes, and implemented.

Reason: In order to protect the amenity of surrounding properties, and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

INFORMATIVE(S)

- 1 The applicant / developer is advised to contact the Environment Agency to ensure compliance with all relevant regulations regarding the storage and disposal of animal waste.