

Item Number: 8
Application No: 18/00051/MFUL
Parish: Welburn (Kirkbymoorside) Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr William Shaw
Proposal: Erection of general purpose agricultural building with concrete apron and erection of extension to existing general purpose agricultural building.
Location: Manor Farm Back Lane Welburn Kirkbymoorside North Yorkshire YO62 7HG

Registration Date: 16 January 2018
8/13 Wk Expiry Date: 17 April 2018
Overall Expiry Date: 1 March 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Parish Council	No response
Highways North Yorkshire	No objection
Lead Local Flood Authority	No response
Environmental Health Officer	No objection

Neighbour responses: No responses received

SITE:

Manor Farm, Welburn lies to the east of Back Land and south of the A170, outside of Development Limits in the wider open countryside, as defined in The Ryedale Local Plan. The application site relates to an undeveloped grassed area within an established farmstead.

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.

PROPOSAL:

This application seeks permission for the erection of general purpose agricultural building with concrete apron and erection of extension to existing general purpose agricultural building.

HISTORY:

The following applications are considered most relevant to the current proposal:

75/00364/OLD: 3/145/3/PA construction of a bulk food hopper for ready use feed at Welburn Manor Kirkbymoorside York (Approved)
 77/00372/OLD: 3/145/3A/PA construction of an agricultural building at Manor Farm Welburn (Approved)
 97/00197/FUL: Erection of extension to existing grain store (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. Impact upon Setting of a Grade II Listed Building
- v. Impact upon trees and ecology
- vi. Other matters, including consultation responses.

i. The Principle of Development

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that in all other villages, hamlets and in the open countryside development will be restricted to that 'which is necessary to support a sustainable, vibrant and healthy rural economy and communities.'

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 in an existing farmstead and it relates to the erection of general purpose agricultural building with concrete apron and erection of extension to existing general purpose agricultural building to support an existing and established farm business.

The agent has provided a Design and Access Statement which gives an overview of the proposed development, this notes; "Welburn Manor Farm is the centre of the Welburn farming operation run by William Shaw. The farmstead comprises approximately 567 hectares of arable farming land and 243 hectares of grassland grazed by sheep and beef cattle. Occupying the northern corner of the farmyard is a late 20th Century general purpose agricultural shed. The proposal involves adding an extra bay to the south-eastern end of the building and the erection of a new general purpose building alongside the north eastern elevation of the existing one. The results will increase the versatility and scale of the existing farming operation."

The Design and Access Statement continues: "The proposals will allow a well-established farming operation to continue to flourish and provide economic growth to the area. As a result of the proposal it is likely that an extra part time employee will be required, when combined with a second proposed building on another part of the farmstead (the subject of a separate planning application) this should translate to one additional full time employee."

In this instance given that this is an existing and established farm, the principle of a further general purpose building and extension to an existing building in order to support the agricultural activity is acceptable and in accordance with Policy SP9 of the Ryedale Plan, Local Plan Strategy.

ii. Character and Form

This application relates to the erection of an agricultural storage building measuring c48m x c24m in footprint. This would be located directly beside an existing agricultural building, at a distance of c1m. This building would incorporate an eaves height of c5m and a maximum height of c8.4m, which is slightly lower in terms of height proportion than the closely adjoining building.

The proposed extension would add a further 4.8m long bay to the south east of the existing building, increasing the footprint of the building by 102.5 square metres. This would maintain the existing height proportions and see the continuation of construction materials of the existing building.

The proposed new building would incorporate a simple modern agricultural appearance, incorporating concrete panels to c2.6m, with Yorkshire boarded timber cladding from the eaves to 2.4m below. The roof will be constructed of profiled fibre cement in natural grey, with GRP rooflights. These materials are details on the submitted plans and given that a conditions listing the approved plans will be recommended, it is not considered necessary to duplicate this requirement.

The main opening would be located on the south eastern elevation, to be accessed by a new concrete apron. A further opening is present on the rear north western elevation.

Whilst the overall structure is significant in footprint and height, it is considered that its scale is justified given the existing and established 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 in scale would appear incongruous. The proposed building 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 north of the by virtue it's positioning. It is also considered that the proposed materials are acceptable in this farmyard setting.

It is considered that 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 1 and 2 Manor Farm Cottage to the west of the farm, directly adjacent to the main road. Welburn House is located to the north west of the farm.

It is not considered that these properties would experience any impacts by virtue of overshadowing, given the distances from the proposed development. It is furthermore not considered that there would be any loss of amenity as a result of the proposed development, given that this is an existing farmyard and other buildings serving the same purpose are in closer proximity to these residential properties.

It is acknowledged that some views of the structure may be experienced by the occupiers of Welburn House. However it is considered that given the position of the proposed developments within an existing farm with a range of agricultural buildings already present, this would not result in any significant additional harm to amenity.

The Design and Accesss Statement notes that "External lighting will be limited to downward facing LED flood lights on the south eastern elevations only. There will be no lighting on the side or rear elevations." This is considered acceptable and a condition is recommended to ensure that no other lighting will be installed at the site without prior approval of the Local Planning Authority.

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

iv. Impact upon Setting of a Grade II Listed Building

The location of the proposed new agricultural building in Welburn Manor Farm is in fairly close proximity to the grounds of Welburn Hall, which incorporates the Grade II Listed Hall, and a sundial, garden pavilion and stables which are also listed. The proposed building would be located c100m from the Hall.

It is considered that this additional agricultural building within this village farm would not harmfully impact upon the setting of the Listed Building or associated listed structures. The new building is positioned at a distance of 1m from an existing farm building of a similar scale. Given that this is in a long established village farm, which has historically been established in close proximity to the Hall it is not considered a further agricultural building would alter the setting of the listed building.

Furthermore, the orientation of the farm building means it also maintains the linear pattern of development, which further aids in limiting any visual relationship with the Hall. It is also visually separated by a band of trees and hedging.

This proposal satisfies the requirements of Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon trees and ecology

Due to the proximity of the proposed development within 100m of a pond, the Council's Senior Specialist Countryside was consulted and following review of the submitted arboricultural report provided the following response:

"The proposed development is within 100m of a pond to the east giving it the potential to form terrestrial habitat for protected great Crested Newts. However the existing site habitat is closely mown amenity grassland which is suboptimal for amphibians. I recommend that an informative for Great Crested Newt be attached to any permission granted

The Tree survey report indicates that the new building will not require any of the existing trees to be removed and delineates suitable root protection zones to ensure the trees are protected during the construction period. I recommend the following condition be attached to any permission granted." This condition related to tree protection zones and will be fully detailed below.

Subject to the recommended conditions, it is considered that the proposal would result in no harm to trees or ecology, in accordance with SP14 (Biodiversity) of the Ryedale Plan, Local Plan Strategy.

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 and North Yorkshire Highways have responded to confirm no objection to the proposal.

The Principal Environment Specialist confirmed no objection to the proposal.

No response was received from the Parish Council or the Lead Local Flood Authority. They were consulted as the site falls within the Ryedale 100 year flood area, but it does not fall within the Environment Agency's Flood Zone 2 or 3 designations.

In light of the above considerations, subject to the recommended conditions, this proposal is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP2, SP9, SP12, SP14, SP16, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

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):

Location Plan (Drawing no. YOB 406056-01/B)
Site and Block Plan (Drawing no. YOB 405066/02)
Site and Block Plan As Proposed (Drawing no. YOB 405066/03)
Building 1 Elevations Etc As Proposed (Drawing no. YOB 405066/04)
Proposed Elevations (Drawing no. 293)
Proposed Elevations (Drawing no. 294)
Proposed Elevations (Drawing no. P17-012522 Rev 01)

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

- 3 Prior to the commencement of the development hereby permitted, temporary tree protection fencing should be positioned at the location specified within Appendix A of the Aboricultural Report (January 2018) using the method of construction specified in Appendix B of that report. This fencing shall remain in position until the completion of the development.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to local plan policy SP13, coupled with paragraphs 17, 117, and 118 of the National Planning policy Framework 2012.

- 4 Unless otherwise approved in writing by the Local Planning Authority, no other lighting that downward facing LED floodlights positioned along the south eastern elevations of the proposed development shall be installed.

Reason: In the interests of residential amenity and the character of the open countryside in accordance with SP16 of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

- 1 Great crested newts are protected by both the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations (2017). Killing, injuring, capturing, handling or possessing the species is prohibited, as is damage to their habitats and trade in the species. Should any great crested newts or evidence of great crested newts be found prior to or during the development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details