

Item Number: 10
Application No: 18/00004/FUL
Parish: Allerston Parish Council
Appn. Type: Full Application
Applicant: Mr Oliver Stead
Proposal: Erection of an agricultural building for the housing of sheep and alterations to existing vehicular access
Location: Land West Of The Cayley Arms Weasdale To Partings Farm Allerston Pickering North Yorkshire

Registration Date: 16 January 2018
8/13 Wk Expiry Date: 13 March 2018
Overall Expiry Date: 14 February 2018
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Highways North Yorkshire	Recommend conditions
Parish Council	Concerns raised relating to the access and building scale
Yorkshire Water Land Use Planning	Await response

Neighbour responses: Mr Garry Martin, Mr T Wright, Ms Elaine Scorer,

SITE:

The application site is located in the Parish of Allerston to the north of the A170 and on rising land to the west of The Cayley Arms public house. The applicant owns two small parcels of land totalling approximately 1.7 hectares. At present vehicular access appears to be gained via the smaller easternmost parcel of land. A gated entrance is shown on the south eastern corner of the larger parcel of land and this application proposes to renew the entrance onto the A170. The site is in open countryside beyond the village development limits it is also identified as an area of High Landscape Value. The applicant resides in the village at a property known as Springwood Cottage some approximately 730 metres away from the site.

PROPOSAL:

The application seeks permission for the reception of an agricultural building for the housing of sheep with alterations to the existing vehicular access. The building is proposed to be located in the north east corner of the western parcel of land on a relatively high part of the site. The land rises south to north and to limit the visual impact the applicant proposes to cut the building into the hillside to lessen its impact. At the time of the most recent site inspection there were no livestock on the site.

The building measures some 12 metres by 18 metres its eaves and apex heights of 5.2 and 8.7 metres respectively. It is proposed that the building will have a grey corrugated steel roof with Yorkshire Boarding and local stone used for the walls. The long elevation of the building will face south towards the A170.

Although not described in the development the applicant has confirmed that a stone track would be installed in the field from the gateway position. Plans, elevations and a brief Design and Access Statement are appended to this report for Members information.

HISTORY:

There is no planning history that is relevant to the consideration of this application.

POLICY:

National Policy

National Planning Policy Framework
National Planning Policy Guidance

Local Policy

Ryedale Plan Local Plan Strategy 2013

Policy SP9. The Land Based and Rural Economy
Policy SP13. Landscapes
Policy SP16. Design
Policy SP20. Generic Development Management Issues

CONSULTATION RESPONSES:

NYCC Highways

There is a slight shortfall in the required visibility splays of 2.4 x 120 metres to the east. On balance however conditional approval is recommended subject to a verge crossing condition

Allerston Parish Council

Access- some concerns about the new access and surface water drainage potential for road safety issues

Building- some councillors thought that the building was big for the plot and tall for a field barn. There were also concerns from neighbours.

Overall however the PC considered that the applicant had locate the access appropriately and sited the shed in an appropriate place with use of wood and stone as building materials.

The majority of Councillors supported the application. The full response of the Parish Council is appended to this report.

Local residents

Three responses have been received from local residents have been received. The full comments can be viewed on the Councils website.

In summary the issues raised include:

Drainage - both surface water (potential for additional flood water) and waste from the proposed shed,
Concern about water entering the mill pond and affecting the ecology of the Beck,
Speed of water entering the Beck,
Height and size of the building- height in particular seems excessive,
New/improved access is in a hazardous location in an area of a 40 mph limit,

APPRAISAL:

This application has raised a number of concerns locally as set out in the report above.

At this stage officers are seeking further information from the applicant in terms of the extent of his land ownership, existing stock levels, clarification of the improvement to what is currently described as an existing access onto the A170 and more detailed matters relating to the size and height of the building proposed.

It is anticipated that this information will be clarified shortly and a full appraisal made for Members on the Late Pages together with a final recommendation.

RECOMMENDATION:

To Follow