

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
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 formation of new access track
Location: Land West Of The Cayley Arms Weasdale To Partings Farm Allerston Pickering North Yorkshire

Registration Date: 16 January 2018 **8/13 Week Expiry Date:** 13 March 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Yorkshire Water Land Use Planning	Await response
Highways North Yorkshire	Recommend further sub-condition
Parish Council	Recommend approval

Neighbour responses: Mr Garry Martin, Mr T Wright, Ms Elaine Scorer, Cllr J E Sanderson,

Overall Expiry Date: 30 April 2018

INTRODUCTION:

Members will recall that this application was deferred at the last meeting on 10th April 2018. Members are asked to refer to the April committee report.

Following the meeting the applicant has submitted plans which show the relocation of the building proposed further southwards to a lower level on the site, a reduction in size of the floor area proposed (the building now measures approximately 11.5 metres x 11.5 metres) and a reduction in its height to 4.5 metres at eaves and 5.7 metres at apex. The submitted additional plans, elevations and statement are appended to this report for Members information.

FURTHER CONSULTATION RESPONSES:

Allerston Parish Council support the application and their full response is appended to this report. The Parish Council considered that the applicant had taken note of concerns, reduced the height and size of the building and placed it on lower ground to reduce its visual impact.

No other third party responses had been received at the time of writing this report. Any further comments will be reported on the Late Pages or at the meeting.

PLANNING COMMITTEE

8th May 2018

APPRAISAL:

The amended scheme follows the approach advocated by officers at the last meeting. The building is smaller, located in a less conspicuous position on the site and has also been reduced in height.

As amended the proposal is considered to comply with the general approach to agricultural buildings in the countryside and Policies SP 1, SP 13, SP 16 and SP 20 are considered to be satisfied.

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):

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

3 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.

4 No development shall commence until details of a Manure Management Plan shall be submitted to the Local Planning Authority for approval. The development shall therefore be carried out in accordance with the approved Manure Management.

Reason: In the interest of the amenity of neighbouring properties, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements.

a. The existing access shall be improved by way of a crossing of the highway verge and/or footway being constructed in accordance with the approved details and/or Standard Detail number E1b (required layout and in concrete construction) or E6C (alternative macadam construction).

b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted and agreed with the Local Planning Authority in consultation with the Local Highway Authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority will also be pleased to provide the details constructional specification referred to in this condition. Any works within Highway limits should be carried out in accordance with the North Yorkshire permit scheme.

Reason: In accordance with Policy SP20 and to ensure a satisfactory means of access to the site from the public highway in the interest of vehicle and pedestrian safety and convenience.