

Item Number: 9
Application No: 18/00094/MFUL
Parish: Sinnington Parish Council
Appn. Type: Full Application Major
Applicant: G R Turnbull & Sons
Proposal: Erection of an agricultural building to house a milking parlour
Location: The Grange Marton Road Sinnington North Yorkshire YO62 6RB

Registration Date: 16 February 2018
8/13 Wk Expiry Date: 18 May 2018
Overall Expiry Date: 16 March 2018
Case Officer: Alan Goforth **Ext:** Ext 332

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objection
Countryside Officer

Neighbour responses: No response received

SITE:

Grange Farm is located 800m north-east of Marton and 1.5km south-west of Sinnington. The application site is to the west of Marton Road and within the open countryside. The proposed building would be positioned in a field to the south of the main farmstead approximately 60m south-west of the farmhouse. Flood Zones 2 & 3 associated with the River Seven are 100m to the west of the proposed building. PRoW no. 25.62/7/1 runs across the corner of a field east of the village of Marton and is approximately 450m to the south of the proposed building.

PROPOSAL:

The application seeks permission for a 1,189 square metre agricultural building for the purpose of housing a milking parlour for the existing dairy business. The proposed building would be rectangular shaped measuring approximately 48.8m by 24.4m standing to a ridge height of approximately 7m and 4.8m to the eaves.

The lower parts of the building would be constructed from reinforced concrete panels with timber Yorkshire boarding to the upper sections and a fibre cement pitched roof (anthracite grey). A series of roof lights would be installed within both sides of the pitched roof to provide natural light. Two steel roller shutter doors would be set within the south facing elevation, there would be a sliding doors in the east elevation and the west and north elevations would be opened sided but enclosed with low level hinged steel gates.

The building would be accessed through the existing farmstead which joins Marton Road to the east and there would be no anticipated increase in traffic on public roads arising from the use of the new building.

The application details indicate that the proposed milking parlour would be more efficient than the existing dairy (currently milking 300 cows a day) and would allow for an increase in production and reduce energy consumption and the environmental impact. The Applicant anticipates that the milking parlour would allow for an increase in dairy cow numbers and in turn the number of staff would increase by 1 to 2 employees.

HISTORY:

16/01896/AGNOT- Erection of an agricultural building for the storage of straw. Approved 19.12.2016.

16/01846/AGNOT- Formation of a 184m long and 2.75m wide section of farm road using concrete sleepers to improve access to grazing fields. Approved 22.11.2016.

14/00620/FUL- Erection of extension to an agricultural building to form storage for straw. Approved 15.07.2014.

09/00164/FUL- Erection of agricultural building for housing of cattle and covered storage. Approved 23.04.2009.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

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 SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design, appearance and landscape impact;
- iii) Impact on local amenity; and
- vi) Highways impact.

i) Principle of the development

The site is within the open countryside, however, the principle of the development aligns with policies SP1 and SP9 as the new building would support land based activity (dairy farming) and the rural economy. It is anticipated that the proposed building would allow for increased efficiency in the dairy operation enabling an increase in dairy cow numbers and in turn additional farm employees.

ii) Design, appearance and landscape impact

The new building would be located to the south of the existing farm buildings in a position that is outside of the areas of flood risk and not in direct view from the south facing elevation of the farmhouse. The building is of considerable size although within the farm context it is considered that the scale of the new building would be compatible with the size and form of the existing agricultural buildings and

due to its siting would not appear divorced from the existing agricultural buildings.

The proposed scale, materials and colour finishes are standard for these type of agricultural buildings and would be sympathetic to the character and appearance of the existing farm minimising the visual impact within the surrounding area.

The site does not fall within any nationally or locally designated landscape character areas. The impact of the proposed development has been discussed with the Countryside Specialist and in light of the proposed design and external construction materials and the separation from visual receptors no screen planting is required in this instance.

The siting and design of the new building is considered acceptable and there would be minimal impact upon the open countryside and rural character of the area and the development is considered to be in compliance with Policy SP16.

iii) Impact upon local amenity

There are no visual receptors to the west and views from the north are screened by the arrangement of the existing farm buildings. The substantial roadside hedge partially screens views from Marton Road to the east although views would be available during winter months and through gaps in the hedge at field entrances. The nearest residential properties are on the northern edge of Marton approximately 650m south of the proposed building and a public footpath is approximately 450m to the south. The long distance views available from the south are across intervening fields containing existing agricultural buildings (220m to the south west of the new building) and field boundary hedgerows (130m to the south of the new building). The Applicant states that the new building would tidy up the appearance of the farm and it was noted following a site visit that the position of the new building would screen open areas of hardstanding used for external storage of manure. Due to the separation distances it is considered that the new building would be read alongside the existing cluster of agricultural buildings of similar size and appearance and would not be visually obtrusive.

The Parish Council has no objection to the proposal and the site occupies a relatively isolated location in relation to sensitive receptors and public vantage points. It is not anticipated that this proposed addition to the established dairy farming operation would give rise to any unacceptable visual intrusion, pollution or disturbance and as a result there would not be an adverse impact upon local amenity in compliance with the relevant part of Policy SP20.

iv) Highways impact

The building would be accessed through the existing farmyard and the proposed location would be compatible with the existing farm layout being well related to the existing buildings, uses and areas of hardstanding. The proposed development would require no alteration to the access with the public highway nor result in an increase in traffic serving the dairy operation. The LHA have no objections to the proposed development and it is considered that the development would not have a detrimental impact on road safety in compliance with the relevant part of Policy SP20.

Conclusion

The principle of the development is in line with national and local planning policy and represents development that supports the land- based, rural economy. The proposed development would not have an unacceptable impact on the open countryside, local amenity or highway safety and is considered to meet the relevant policy criteria outlined within Policies SP1, SP9, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy. The proposal is therefore recommended for approval.

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 plans:

- Site Plan, dated 30.01.2018.
- Ground Plan & Elevations, received on 16.02.2018.

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