

Item Number: 9
Application No: 19/00671/MFUL
Parish: Sand Hutton Parish Council
Appn. Type: Full Application Major
Applicant: Aldby Field Nurseries Ltd (Mr & Mrs Coulter)
Proposal: Erection of a glasshouse (9504 sq.m.)
Location: Aldby Field Farm Sand Hutton To Bossall Road Sand Hutton Malton YO41 1LG

Registration Date: 11 June 2019
8/13 Wk Expiry Date: 10 September 2019
Overall Expiry Date: 17 July 2019
Case Officer: Alan Goforth **Ext:** Ext 43332

CONSULTATIONS:

Sand Hutton Parish Council	No objections
Highways North Yorkshire	No objections

Neighbour responses:

SITE:

The site is a remote farm located in the open countryside. Access is gained from the minor road to the north-west. The site is to the north east of Sand Hutton and 2.5 miles from the A64. The surrounding land is predominately in arable use.

The existing business relates to growing and supplying of bedding plants to the wholesale market, many being propagated in the range of large glasshouses that extend to the south-east of the traditional farm buildings at the site entrance. Part of those former farm buildings has been previously converted into a farm office, canteen and accommodation for the horticultural labour force.

The business has been operational for approximately 25 years and employs 20 full time and 60 part time members of staff.

HISTORY:

01/00956/FUL- Change of use of part of stable block with loft over to form staff accommodation. APPROVED 02.01.2002.

99/01248/FUL- Change of use, alterations and extension to single-storey agricultural building to form nursery, office/reception, staff toilets and canteen APPROVED 22.02.2000.

98/00503/FUL- Erection of a glasshouse (4096 sq.m.) APPROVED 14.08.1998.

PROPOSAL:

Planning permission is sought for the erection of a glasshouse (9504 sq.m.).

The glasshouse would have a generally square footprint measuring 99m by 96m. It is an aluminium framed structure with glass and would be sited to the northeast of the existing glasshouses. The base of the glasshouse would comprise earth floor covered with a woven polypropylene groundcover (permeable) typically used in greenhouses for the purposes of growing nursery stock. The building

would stand to a height of 5.5 metres above ground level. There would be a set of double doors in both the front, north-west facing elevation and the rear, south-east facing elevation. The building would incorporate a window ventilation system in the roof. The building incorporates thermal screens and does not rely on fuel based or mechanical heating systems.

The application is made in response to a growing customer base and increased demand for bedding plants. In addition, the applicant no longer has use of 6,474m² of glasshouse at Wilberfoss which was previously held on a tenancy which came to an end in June 2019.

All rainwater is collected and stored in existing balancing ponds at the southern end of the site and the water is recycled at the site and used for the watering of plants.

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 SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework 2019 (NPPF)

National Planning Practice Guidance 2014 (PPG)

The main considerations in the determination of this application are:

- i) Principle of the development;
- ii) Design, appearance and visual impact;
- iii) Impact on residential amenity; and
- iv) Highways impact.

APPRAISAL:

Principle of the development

The site is within the open countryside, however, the principle of the development aligns with local policies SP1 and SP9 and the NPPF as the additional, purpose-built glasshouse would support land based activity and the rural economy. The proposed development would allow the expansion of an established horticultural enterprise to meet increasing demand and, in turn, would sustain existing levels of employment at the site.

Design, appearance and visual impact

The proposed glasshouse has a substantial footprint and, within this rural open countryside context, can be regarded as major development. The size of the building is a functional requirement to allow the expansion and rationalisation of horticultural operations at the site and is in response to the loss of 6,474m² glasshouse space previously available at Wilberfoss.

The proposed glasshouses would be positioned to the east of the existing range of glasshouses. The siting of the proposed building would minimise the loss of productive agricultural land and it would be well related to the existing buildings.

The building, in terms of its scale, form and materials, would be a continuation of the existing glasshouses within the wider site and would not appear incongruous within this context. Furthermore, the site is relatively isolated and well screened by the existing boundary planting on the western, northern and eastern sides of the site. In addition there are substantial woodland blocks to the north and north west of the application site. There are no proposals to cut back or remove any existing planting within the farm that screens the application site.

There are no public rights of way in the vicinity and the nearest residential property (Sinkinson House Farm) is over 500m south east of the site and screened by intervening planting. It is considered that the siting, scale and design is acceptable and would ensure that the glasshouse would not be visually prominent in the open countryside. The external appearance of the building is considered acceptable and there would be minimal impact upon the open countryside and the development is considered to be in compliance with Policies SP16 and SP20.

Impact on residential amenity

There are no residential properties within 500 metres of the application site. The nearest (Sinkinson House Farm) is over 500m south east of the site and screened by intervening planting. The proposed building is compatible with the established land use and it is not anticipated that the proposed development would give rise to any unacceptable visual impact or any pollution or disturbance and as a result there would not be an adverse impact upon residential amenity in compliance with Policy SP20.

Highways impact

The access to the site and the proposed glasshouse would be unchanged. There are tracks that run to the west and north of the field within which the proposed glasshouse would be sited. The local roads have been used by vehicles associated with the horticultural business for a number of years.

The applicant has confirmed that the growing space at Wilberfoss is no longer available and the proposed glasshouse would address their space requirements. It would also allow for a more efficient business. The reason being that previously bedding plants were first established at Aldby Field Farm before being transported off site to Wilberfoss (approx. 8 miles from the application site) where they would be nurtured before being returned to Aldby Field Farm where, once fully grown, the plants would be packaged before being distributed. If permission is granted for the proposed glasshouse all produce would be grown, handled and distributed from Aldby Field Farm. As a result there would be a reduction in vehicle movements to and from Aldby Field Farm and this would reduce the impact of the business on the local road network.

The benefits to the applicant would be that the additional glasshouse at Aldby Field Farm would allow for a more efficient horticultural production process and would save time and costs. The wider benefits include reductions in vehicle emissions and traffic on local roads.

The LHA acknowledge the changes in operational HGV movements. Whilst the construction/erection of the proposed glasshouse will involve additional traffic on a temporary basis, overall the LHA have no objections to the application.

Overall, it is considered that the proposal represents sustainable development that would reduce traffic movements associated with the business in the locality and would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Conclusion

The Parish Council have no objections to the application.

The principle of the development is in line with national and local planning policy and represents development that supports the land-based, rural economy and gives rise to benefits for horticultural production, the local road network and the environment. The proposed development would not have an unacceptable impact on the open countryside, local amenity or highway safety. In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP1, SP9, SP16, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional 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 Location Plan
Ground Plan & details ref. 9077G-02, dated 19.03.19

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

3 All external constructional materials to be used for the building shall be in accordance with those identified in the application.

Reason: In the interests of amenity and to comply with policies SP16 and SP20.