

Item Number: 8
Application No: 19/00709/MFUL
Parish: Sherburn Parish Council
Appn. Type: Full Application Major
Applicant: Mr David Barstow (Springfield Farms Ltd)
Proposal: Erection of general purpose agricultural storage building
Location: Duggleby Wold Farmhouse Weaverthorpe Malton North Yorkshire YO17 8EP

Registration Date: 20 June 2019
8/13 Wk Expiry Date: 19 September 2019
Overall Expiry Date: 31 July 2019
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Sherburn Parish Council No response
Highways North Yorkshire No objection

Neighbour responses: No response received

SITE:

Duggleby Wold Farm is an established farmstead situated approximately 3 kilometres south of Sherburn, in an Area of High Landscape Value. The site by virtue of its position outside of Development Limits is located within the wider open countryside, as defined in The Ryedale Local Plan.

The application site relates to an undeveloped agricultural field, to the north of the existing shelter belt located just outside but remaining in close proximity to the existing farm yard.

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)

HISTORY:

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

2007: Permission was granted for the erection of an agricultural grain store (07/00287/FUL).

2010: Permission was granted for the erection of 2no. 32m high (tip height 48m) freestanding 250KW monopole wind turbines and associated electrical equipment cabinets and underground cabling for electricity generation direct to the National Grid (10/01311/FUL).

2011: Permission was granted for the erection of general purpose agricultural storage building

PROPOSAL:

This application seeks permission for the erection of a general purpose agricultural storage building

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. 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 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 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, Form and Impact upon Area of High Landscape Value

This application relates to the erection of an agricultural storage building measuring 61 metres x 18.3 metres in footprint. This would incorporate a simple modern agricultural appearance, with a pitched roof form incorporating an eaves height of 6 metres and a ridge height of 8.5m. The building would incorporate concrete panels to 1.5m, with tanalised boarded timber cladding from the concrete base to the roof, with the exception of the main opening along the side western elevation. The roof will be constructed of fibre cement roofing sheets in anthracite grey. The proposed materials are considered to be of a high quality, particularly the use of anthracite grey roof sheeting. Given these are fully detailed 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. There is a relatively small proposed concrete area to provide an access route, which is also considered acceptable.

As indicated on the submitted plans, the proposed location for the new agricultural building is 15 metres to the north of the existing shelter belt accessed off an existing lane. The agent was contacted by the Case Officer to ascertain whether the proposed building could be located within the existing shelter belt to benefit from the mature screening present, as there appeared to be an open location due south of the proposed site but falling within the shelter belt that could potentially be suitable.

Correspondence was received from the agent and applicant which indicated that the paddock in question which falls within the shelter belt is used for lambing and this is the only suitable area within the site remaining, that is significantly sheltered for that activity. Furthermore, it was also highlighted that this paddock would be in close proximity to the residential properties which enjoy their present outlook and the occupiers may experience a level of disturbance if it were to be used for a general purpose agricultural building due to the associated noisy activities. It was also noted that the current

trees within the shelter belt could be a danger when the wind blows from the north to a potential building in this location. It was also agreed that further landscaping could be undertaken in the form of a northern tree belt.

On balance, it is considered that this proposed location to the north of the existing farmstead would be preferable to the south of the farmstead, which is more open in views as a result of the topography from public views. The east or west of the shelter belt would also appear much more open from public views. The proposed position to the north of the shelter belt is located on a plateau, which would significantly limit wider views. The use of an anthracite grey roof will aid the building in assimilating into the backdrop of the shelter belt and the agent has furthermore proposed a new shelter belt of 20 mixed beech/larch trees. These proposed trees have been indicated on a new plan and are considered to be significant in number. These will when mature provide intervening screening from views from the north east. A condition is considered necessary to ensure that these trees are planted during the first available planting season, with any plants failing within the first five years to be replaced.

It is therefore considered that whilst the overall structure is significant in footprint and height, the scale is justified given that it will support an existing and established farm business. The proposed building is positioned in close proximity to the landscaping backdrop and the proposed landscaping will ensure that in time this will not appear as isolated development or be readily visible from public views. It is also considered that the proposed materials are acceptable in this farmyard setting and this will not detract from the Character of the Area of High Landscape Value.

It is considered that the proposal satisfies the requirements of Policy SP13 (Landscapes) SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon Amenity

The closest residential properties are located within the farmstead. It is not considered this proposal would result in any additional impact upon amenity.

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

iv. Other Matters, including consultation responses

No responses have been received from the Parish Council in relation to this proposal, nor the occupiers of any neighbouring properties.

No foul waste connection is required. As detailed in the application form, surface water will be discharged to soakaway. A condition will be recommended that this soakaway is provided to the standard outlined within the relevant British Standards. If this cannot be achieved, an alternative method of surface water disposal shall be agreed in writing with the LPA, prior to the building being brought into use.

North Yorkshire Highways have confirmed no objection to the proposed development.

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):

Site Location Plan

Proposed General Purpose Agricultural Building - Site Plan, Floor Plans, Elevations and Section (drawing no. 2019/6/1)

Proposed Landscaping Plan

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

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the scheme of landscaping as detailed on the proposed landscaping plan and covering letter dated 8th August 2019 shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13 and SP14 the local plan policy, coupled with the requirements of the National Planning Policy Framework

- 4 Unless otherwise agreed in writing with the Local Planning Authority, all surface water from the proposed building hereby approved shall be directed to a soakaway in accordance with the relevant British Standard requirements. If this cannot be provided satisfactorily, the LPA must be advised and prior written approval for another method of surface water disposal agreed in writing.

Reason: To ensure that no discharges take place until proper provision has been made for their disposal and to satisfy the requirements of Policies SP17 and SP19 of the Ryedale Plan - Local Plan Strategy.