

Item Number: 9
Application No: 19/00770/MFUL
Parish: Weaverthorpe Parish Council
Appn. Type: Full Application Major
Applicant: Mr Steve Bannister
Proposal: Erection of general purpose agricultural storage building
Location: Spaniel Farm Main Road Weaverthorpe Malton North Yorkshire YO17 8HE

Registration Date: 10 July 2019
8/13 Wk Expiry Date: 9 October 2019
Overall Expiry Date: 14 August 2019
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Weaverthorpe Parish Council	No objection
Highways North Yorkshire	No objection
Archaeology Section	No objection

Neighbour responses: No responses received

BACKGROUND:

The application is to be determined by Planning Committee as a major development because the floor area of the building exceeds 1,000 square metres (1,116 square metres).

SITE:

The application site comprises a farmstead, which is located between Weaverthorpe and Butterwick on the C356 road. The farmstead is located approximately 750m southeast of the classified road. There are two dwellings and a range of agricultural buildings at the farmstead together with a wind turbine on the south-eastern side.

The application site is in the open countryside and within land designated as an Area of High Landscape Value, being the Yorkshire Wolds. The topography of the land rises in a south-eastward direction from the public highway (approx. 65mAOD) to the farm which occupies an elevated position approximately 100mAOD.

The applicant operates a potato growing business, alongside straw and grain storage.

HISTORY:

08/00698/MFUL- Erection of a general-purpose agricultural storage building. APPROVED 29.09.2008.

14/00251/FUL- Erection of an agricultural potato/grain store. APPROVED 29.04.2014.

15/01502/MFUL- Erection of a general purpose agricultural storage building. APPROVED 22.02.2016.

16/01881/MFUL- Erection of a general purpose agricultural storage building. APPROVED 15.02.2017.

PROPOSAL:

Planning permission is sought for the erection of a general purpose agricultural storage building. The proposed building would replace an existing group of redundant farm buildings at the front of the farmyard.

The building would measure 36.6 metres in width by 30.5 metres in depth and would stand to a maximum of 8 metres to the eaves and maximum of 11.4 metres to the ridge. The building would be positioned at the northern side of the farm yard to the west of the track that runs to the side of the existing farm buildings. The building would be for potato box storage, grain, straw and farm machinery including a crop sprayer.

The building would be set on a concrete base and externally the walls and pitched roof would comprise insulated cladding coloured Juniper Green. There would be pre stressed concrete panels to the lower parts of the wall to approximately 1 metre above ground level.

There would be two galvanised roller shutter doors (5.8m and 2.9m wide) in the side, east facing elevation and a single staff entrance door that provide access to the plant and machinery storage area. There would be a single 5.8m wide galvanised roller shutter door and a single staff entrance door in the rear, south facing elevation that provide access to the crop storage area. There are no openings in the north or west facing elevations of the building.

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 SP13 Landscapes

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)

APPRAISAL:

The main considerations in the determination of this application are:

- i) Principle of the development;
- ii) Design, appearance and impact on the Wolds AHLV;
- iii) Impact on residential amenity;
- iv) Highways;
- v) Archaeology; and
- vi) Other matters.

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 purpose-built agricultural storage building, which would be sited within the existing farmyard replacing old buildings, would support land based activity and the rural economy. The proposed development would support the functioning of the established arable enterprise and, in turn, would sustain existing levels of employment at the site (six full time workers).

Design, appearance and impact on the Wolds AHLV

The proposed building would at the front, northern side of the existing farm yard and replace a collection of smaller, redundant farm buildings. The farm track runs to the east of the application site and the rear elevation of the building would be 15 metres from the existing modern agricultural buildings to the south. The siting of the proposed building would minimise the loss of productive agricultural land and it would be well related to the existing buildings.

In terms of the visual impact the proposed building would occupy higher ground in relation to the main road but would be read in the context of existing group of buildings within the site. It is of a similar footprint and size as the existing modern farm buildings within the yard and the ridgeline would run west-east to match the orientation of existing buildings. Whilst the proposed building is wider than the two buildings immediately to the south it would have a ridge height that is lower than those buildings which have ridge heights of 11.7m and 12.9m respectively.

The design of the building is typical of a modern agricultural building. The proposed metal sheeting on the walls and roof would be a continuation of the existing buildings within the wider site and is considered to be representative of other modern agricultural buildings in Ryedale. The dark green colour will also ensure that the building will be better integrated into the surrounding landscape and relate to the existing buildings on the site. In view of the site of the proposed building being within close relationship to the existing farm buildings, along with its proposed dark green colouration, the development is considered to be acceptable in this location.

Policy SP13 seeks to protect the scenic qualities of the Yorkshire Wolds Area of High Landscape Value. There will be views of the proposed building from the main road to the north which is the main public vantage point albeit 750 metres from the site. Whilst the building would be at the front of the site it would not alter the general outline of large modern buildings that are discernible from the main road. In addition there are existing mixed deciduous planting belts along the western and northern boundaries of the site and mature trees immediately to the front of the proposed building. There are no proposals to cut back or remove any existing planting within the farm that screens the application site. The mature trees at the front of the farmstead are the most visually prominent features at the site when viewed from the main road to the north. The landscaping on, and around the site, will also help to screen the impact of this building and it would not appear isolated or incongruous in the landscape context.

It is considered that the siting, scale and design of the building is acceptable and would ensure that it would not be visually prominent in the open countryside and locally valued landscape area. 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 SP13, P16 and SP20.

Impact on residential amenity

The two residential properties on the site are in the applicant's ownership and this proposal is relatively isolated from any other properties in the locality. 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

The access has been previously widened where it meets the main road and there would be no alteration to the existing access arrangement in relation to the main road of the internal access tracks within the farm yard. It is not anticipated that the proposed replacement building would give rise to any material increase in farm traffic on the local highway network. The Local Highway Authority has no objection and the proposed development would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Archaeology

The proposal is within a landscape of archaeological interest with a variety of features including Bronze Age burial mounds and later prehistoric dyke systems. However, the County Archaeologist observes that the small scale of the development, largely a like-for-like replacement, is unlikely to have a significant impact on archaeological remains. The County Archaeologist has no objection to the application.

Other matters

Weaverthorpe Parish Council have raised no objection to the proposal.

Conclusion

In light of the above considerations, the erection of a general purpose agricultural storage building is considered to satisfy the relevant policy criteria outlined within Policies SP9, SP13, SP16, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework (2019). The proposal is therefore recommended for approval subject to the following conditions.

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
Site Layout Plan
Plan and Elevation drawing ref. 7-1-2019

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

- 3 All external constructional materials and colour finishes 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 SP13, SP16 and SP20.