

Item Number: 10
Application No: 19/01015/MFUL
Parish: Kirby Grindalythe Parish Council
Appn. Type: Full Application Major
Applicant: Mr Tom Dye (Albanwise Ltd)
Proposal: Erection of a potato storage building following removal of existing buildings
Location: (Albanwise) Low Mowthorpe Farm Low Mowthorpe Duggleby Malton YO17 8DA

Registration Date: 29 August 2019
8/13 Wk Expiry Date: 28 November 2019
Overall Expiry Date: 9 October 2019
Case Officer: Niamh Bonner **Ext:** Ext 43325

CONSULTATIONS:

Flood Risk	No comments
Public Rights Of Way Kirby Grindalythe Parish Council Highways North Yorkshire	No comments no local highway authority objections

Neighbour responses:

SITE:

Low Moorthorpe Farm is an established farmstead, from which Albanwise Ltd operate their agricultural operations, which totals over 6100 acres. The site is situated to the south of the road between Duggelby and Kirkby Grindalythe.

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 and it also falls within an Area of High Landscape Value.

The application site relates to an existing range of agricultural buildings, to the west part of the farmstead.

The Gypsy Race flows through the site and subsequently, part of the site access falls within Flood Zone 3 and. A public right of way/bridleway run to the west of the site.

PROPOSAL:

This application seeks permission for the erection of a potato storage building following removal of existing buildings.

Under the scheme of delegation, due to the size of the proposed building, this application constitutes a major application and is required to be considered by Member's of Planning Committee.

HISTORY:

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

02/00913/FUL: Erection of agricultural potato cold store and farm workshop. Approved.

77/00586/OLD: 3/70/5/PA - Construction of a multi purpose crop store with office block and toilets at

Low Mowthorpe Malton. Approved.

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)

National Planning Guidance (NPG)

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.

The Design and Access Statement notes the following: "*Of the total land holding, 5000 acres is in arable production, producing 1500 acres of wheat, 1450 acres of barley, 650 acres of oilseed rape, 320 acres of vining peas, 120 acres of beans and 780 acres of seed potatoes.*"

The Design and Access Statement also notes "*The proposed development will be accessed using the existing farm access, turning and weighbridge facilities on the farm. The increase in potato storage capacity at Low Mowthorpe will have the result of reducing traffic generation associated with the operations. Currently, there is insufficient storage capacity at Low Mowthorpe for the potatoes produced, however, all sizing and grading of potatoes for the whole business is undertaken at Low Mowthorpe. This results in a number of double movements of potatoes, with potatoes brought into the Low Mowthorpe at harvest for sizing and grading, and then moved into storage on other farms, before dispatch to the customer.*"

In this instance given that this is an existing and established farm, the principle of a new building to replace existing buildings to support the agricultural activity is acceptable. The potential to reduce unnecessary journeys is also considered beneficial. This proposal is considered to be in accordance with Policy SP9 of the Ryedale Plan, Local Plan Strategy, subject to the assessment of the other identified main considerations.

ii. Character, Form and Impact upon Area of High Landscape Value

This application relates to the erection of an agricultural storage building measuring 54.95 metres x 36.06 metres in footprint. This would incorporate a simple modern agricultural appearance, with a pitched roof form incorporating an eaves height of 9 metres and a ridge height of 12.18 metres. This building would incorporate an overall footprint of approximately 1962 square metres.

This would be located in the footprint of existing agricultural buildings which would be removed as part of this scheme. These incorporate an overall footprint of approximately 1407 square metres. The Planning Agent confirmed that these currently incorporate an eaves height of 5 metres and a ridge height of 8 metres.

It is therefore acknowledged that the proposal would incorporate an increase upon the existing footprint of the existing building (by approximately 39.44%) and in terms of the existing height and proportions. However it is not considered that this would result in harmful impact upon the character and form of the existing farmstead, given that this relates to a replacement building that would be visually grouped with existing similar buildings. It is also acknowledged that whilst in an Area of High Landscape Values, the topography of the site results in the building being situated within a valley, limiting the overall visual prominence of the proposed building.

The plans also indicate that the building would incorporate composite walling and roofing sheets in natural grey. Following a site visit, the Case Officer has requested that these would be altered to Anthracite grey, given the position of the building within the Area of High Landscape Value. The Planning Agent agreed with this request and an appropriate condition would be attached if approval is granted.

It is therefore considered that the proposed building is acceptable and subject to the relevant condition this will not detract from the character of the locality or 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 blue line, indicating the extent of the land associated with the ownership of the farmstead. It is not therefore not considered this proposal would result in any additional impact upon amenity of the occupiers of these dwellings associated with the agricultural business. Given the potential for reduction in journeys detailed within the design and access statement, it is considered that there may be less overall disturbance experienced.

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

The Parish Council have noted “No comments or observations.”

No further third party representations have been made.

There is not considered to be any flood risk associated with the proposal. Only a small section of the access is located within Flood Zone 3 and as agricultural buildings are defined as ‘less vulnerable’ within Government guidance, this is considered to be acceptable. The Lead Local Flood Authority have confirmed no comments to make on this proposal.

No foul waste connection is required. As detailed in the application form, surface water will be discharged to soakaway. Whilst positive infiltration testing information has been submitted, 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, SP9, SP13, 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 (Drawing no. IP/LM/02)
Proposed Site Plan (Drawing no. IP/LM/03)
Plans and Elevations (Drawing no. P6230-01 Rev C)

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

- 3 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.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, notwithstanding the submitted plans, as per the email dated 21st October 2019 from the Planning Agent the proposed development shall be completed with composite sheeting in Anthracite Grey.

Reason: To ensure an acceptable external appearance within the Area of High Landscape Value, in accordance with Policies SP13 and SP16 of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.