

Subject: Planning Application 19/00603/FUL - Land at Cornborough Road

Dear Alan/Planning,

Sheriff Hutton Parish Council wish to OBJECT strongly to the above planning application.

A defra study in 2005 noted barking may be audible over extended distances giving rise to nuisance upto 500m. On occasion a number of dogs may contribute to an extended barking frenzy giving rise to a potentially severe noise nuisance at neighbouring dwellings. Noise complaints have also been registered at separate distances as far as 800m which would reach the village of Sheriff Hutton.

The noise survey is incorrect and wholly inadequate. It states that the nearest farm is over 60m away when the actual distance is just 38m to the nearest garden and just 51m to the nearest house. In accordance with policy SP20 (generic development management issues) the new development will have a material adverse impact on the amenity of present and future occupants, the users or occupants of neighbouring land and buildings, or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenities can include for example noise, dust, odour, light, loss of privacy or be an overbearing presence. This development would cause severe loss of amenity to the nearest residence and highly likely to impact on the other nearby properties and even the village of Sheriff Hutton. Barking dogs can be heard from the village at the site so it works both ways with the prevailing wind from the west carrying sound.

The application states that the barn will be externally clad to try insulate the building. Whilst this will further alter the external appearance of the building there is no proof of the effectiveness of the proposal in reducing excessive barking from the site. The noise study ran for only 2 hours on one day - what about night time when background noise will be at a minimum and the dogs at their loudest or the effect of wind carrying the noise further? Sound proofing a building that was never intended to be used in that way will be virtually impossible, other than making it virtually airtight which wouldn't be healthy for the dogs. What happens in a warm, hot summer - is the shed kept closed or are the windows and doors opened for ventilation making the insulation pointless in regards to sound proofing?

The changes to the design inside and outside the building make it look more like the beginnings of a barn conversion to a residential dwelling with the addition of double glazing windows and doors and a new upstairs area completely altering its appearance from the rural building that it is.

The building was only given planning permission on the condition that it was used as an agricultural building for the storage of feed and the shelter of agricultural animals namely sheep. This was upheld on appeal by an independent planning inspector under the previous ownership. Change of use would set a precedent throughout Ryedale allowing relatively new build agricultural buildings to be converted to non-agricultural use.

Policy SP9 of the Ryedale plan only supports the construction of new buildings if necessary for land-based activity and a working countryside. This includes equine and agricultural purposes. As stated by the planning inspector the building sits in an attractive landscape and there are extensive views from the building. Therefore the building is visible as an element of landscape from a considerable distance. It is a modern agricultural building rather than one

that displays the craft and traditions that have contributed to the attractiveness of this whole area. Therefore its visual impact should be kept to a minimum and the proposed external changes would undermine this. Policy SP16 of the Ryedale plan states amongst other things that it aims to reinforce local distinctiveness by ensuring that new development respects the context provided by its surroundings. The introduction of windows and doors would go against this policy.

In a previous ruling on the site a planning inspector ruled he did not regard the sale of puppies as a legitimate component of a land-based rural enterprise. Nothing has changed in this respect and therefore this application goes against the Ryedale Local plan.

Ryedale plan strategy policy SP1 restricts development in the open countryside to that which is necessary to support sustainable, vibrant and healthy rural economy and communities. Policy SP9 offers support for new buildings that are necessary to support a land based economy. Dogs are domestic animals and the breeding of and conversion of agricultural buildings are not therefore a eligible land use.

The Parish Council hope that you take all of these points into account and refuse the application.

Best Regards,

Louise
Clerk - Sheriff Hutton Parish Council