

Item Number: 6
Application No: 20/00602/MFUL
Parish: Staxton/Willerby Parish Council
Appn. Type: Full Application Major
Applicant: Mr Bradley (Willerby Wold Piggeries Ltd)
Proposal: Erection of agricultural building to cover existing manure store
Location: High Farm Wold Lane Staxton Scarborough North Yorkshire YO12 4TF

Registration Date: 1 July 2020
8/13 Wk Expiry Date: 30 September 2020
Overall Expiry Date: 5 August 2020
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Staxton/Willerby Parish Council No objection
Highways North Yorkshire No objection

Neighbour responses: No response

SITE:

High Farm is a series of farm buildings under the ownership of Willerby Wold Piggeries. The Design and Access Statement notes that this business extends to 2800 acres of owner occupied land with 7000 pig places, 120,000 free range hens and 600 head of fattening bulls.

The site, which is located just of Cotton Dale Slack is accessed via a private road to the east of the B1249. This farm unit is located to the south of RAF Staxton Wold and the proposed new building would be located approximately 200 metres to the south of the mast within that complex. By virtue of its position outside of Development Limits falls within the 'Wider Open Countryside' as defined in The Ryedale Local Plan. The site also falls within an Area of High Landscape Value.

PROPOSAL:

This application seeks permission for the erection of an agricultural building to cover the position of existing manure store which is predominantly formed with compacted scrubbed earth. This is located towards the western side of the existing buildings and would span 57 metres x 20 metres in footprint. This would incorporate an open sided steel frame construction with the construction of a new concrete floor within the building incorporating a new sealed underground containment tank. It would include a pitched roof design, with an eaves height of 8 metres and a ridge height of 10.74 metres completed with cement cladding.

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:

There is no specific planning history at this site, however this site incorporates a range of historic farm buildings of varying heights and states of repair.

POLICY:

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 SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

ENVIRONMENTAL IMPACT ASSESSMENT

The application has been considered in relation to whether a potential Environmental Impact Assessment is required under the Environmental Impact Assessment Regulations and it is concluded to not fall within the scope of either Schedule 1 or Schedule 2 development.

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. Drainage
- v. 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 unit, the principle of a new structure to support the agricultural activity is acceptable in principle. The Design and Access Statement notes the new building will help support the business in meeting with improved best practice guidance for manure storage.

This proposal is therefore 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

The site is situated at a relatively high point off Wold Lane, where the land is rising from south to north, within an Area of High Landscape Value. Policy SP13 Landscapes, of the Ryedale Plan - Local Plan Strategy seeks to protect both national and locally designated landscapes. It states that "*The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities.*"

This protection does however need to be balanced against the support for the land based economy contained within Policy SP9 of the Ryedale Plan - Local Plan Strategy.

Following a site visit, it is noted that the structure would be located in very close proximity to the existing buildings within the farm unit, so it would not appear isolated in its setting. However it is acknowledged that this structure would incorporate slightly larger height proportions than the existing developments, although given the open sided nature of the proposal, it may not result in as significant massing as a standard building. Consideration was given to how this would appear from the available wider landscape views and it was considered that subject to a condition to ensure that the roof structure was completed in anthracite grey, this additional structure would not appear harmfully incongruous in this location.

It is also considered important to require that any new lighting proposed for use within this new building is submitted to and approved in advance by the Local Planning Authority as it is acknowledged that inappropriate lighting could result in harm to the character of the area and what is presently a dark sky location.

It is therefore considered that the proposed structure is acceptable and subject to the relevant conditions 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 application site is an established farm unit within an area of open countryside. The nearest private residential dwelling is at a significant distance. The Design and Access Statement notes that the site is already used for the storage of manure, however this would allow for the improvement of how this is carried out. It is therefore not considered any occupiers of neighbouring dwellings would be adversely impacted as a result of this proposed development.

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

iv. Drainage

The Design and Access Statement notes that *“The building will be used for the storage of manure, which is produced by the applicants existing livestock enterprise. This manure midden is one of several within the applicant’s ownership. The applicant’s operate over approximately 1900 acres of land, therefore they have a large requirement for fertiliser. No additional manure will be stored at the application site; this proposal merely seeks to upgrade the storage standards, which will in turn remove any existing dirty water runoff.”* It also noted *“Dirty water runoff arising from the building is collected within a sealed underground containment tank. The manure will be stored on a concrete floor which is sealed to its outer extremities by a catchment drain, draining to said tank.”* It is noted that the waste storage tank will be emptied via vacuum tanker when required and will not be allowed to overflow.

The proposed concrete pad and the new sealed underground containment tank, together with the new roof cover will limit potential manure runoff, particularly in comparison to the current arrangements where the same level of manure is stored without cover on compacted earth. This presents an opportunity to secure a better process with clear environmental benefits that can help to limit potential pollution.

Additionally, this process of storing and spreading manure is controlled and the Applicant must also comply with EA legislation.

The proposed development would incorporate a significant amount of additional covered roof area and may result in increased surface water runoff given that the site is presently compacted earth. However this site is not located within an area designated as being at increased risk of flooding. The application form indicates the collection of surface water to be drained to a soakaway and there is significant land within their ownership in which to site this. A condition is recommended to ensure that the prior to the construction of the development, the suitability of the site for a soakaway is established in accordance with the relevant British Standards. Should this found to not be suitable for a soakaway, then the prior written approval of the Local Planning Authority will be required for an alternative means of surface water disposal.

v. Other Matters, including consultation responses

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

The Parish Council have noted no objection to the scheme. No further third party representations have been made and the proposal has been advertised by site notice and press notice.

Subject to the recommended conditions, it is considered that this scheme, subject to the recommended conditions will satisfy the relevant policy criteria outlined within Policies SP1, SP9, SP13, SP16, SP17, 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/WW/01)
Proposed Site Plan A1 (Drawing no. IP/WW/02)
Elevations A1 (Drawing no. IP/WW/03)

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

3 Unless otherwise agreed in writing with the Local Planning Authority, the proposed colour finish for the roof structure of the building shall be Anthracite Grey (RAL 7016) and proposed colour finish for the steel supports shall be Juniper Green (RAL160 50 20) as per the details contained within the revised Design and Access Statement.

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.

4 Unless otherwise agreed in writing, prior to the commencement of the development hereby approved, appropriate soakaway testing in line with the relevant British Standards should be undertaken. If it is found that a soakaway is an appropriate method of surface water disposal this shall be completed prior to the building being brought into use. If it is found that a soakaway is not an appropriate method of surface water disposal, an alternative scheme shall be agreed in writing with the Local Planning Authority, prior to the construction of the building.

Reason: To ensure the site is appropriately drained, in accordance with Policy SP17 of the Ryedale Plan, Local Plan Strategy.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, no additional external lighting shall be installed within the application site, without the prior written approval of the Local Planning Authority.
Reason: Inappropriate lighting in this location may result in harm to amenity and impact upon the character of the Area of High Landscape Value in discordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.