

Item Number: 14
Application No: 22/00726/FUL
Parish: Coulton Parish Council
Appn. Type: Full Application
Applicant: Mr Paul Judson
Proposal: Erection of an agricultural building to house pigs
Location: Coulton House Farm Coulton Lane Coulton Helmsley YO62 4NE

Registration Date: 23 June 2022
8/13 Wk Expiry Date: 18 August 2022
Overall Expiry Date: 15 August 2022
Case Officer: Eleanor Hardie **Ext:** Ext 43342

CONSULTATIONS:

Ellie Hook AONB Manager	Concerns
Coulton Parish Council	No Objection
Highways North Yorkshire	comments
Environmental Health	

Representations:

SITE:

Coulton House Farm is a long established farm located within the village of Coulton.

The site is located within the open countryside and the Howardian Hills Area of Outstanding Natural Beauty.

The site comprises the main farmhouse to the north of the application site and the Sheilings Cottage to the south which are both owned by the applicant, along with a range of traditional and modern storage and livestock buildings.

PROPOSAL:

This application seeks approval for the erection of an agricultural building for the housing of pigs and sheep.

The proposed building would be located immediately to the east of the existing building and would be constructed on the hillside at a lower level to the adjacent building.

The building would span 32 metres in length and 12.19 metres in width, of dual pitched roof construction measuring 6 metres to the ridge.

Externally the building would be constructed using concrete panels for the lower panels, above which the walls would be clad with Yorkshire boarding and an anthracite grey fibre cement roof.

The farm currently houses 1100 pigs, with the proposed building housing up to 460 additional pigs. The pig waste is mixed with straw and the manure spread across the wider farm holding.

There is 1 HGV that delivers the pigs, then after 9 weeks four HGVs collect the pigs. Feed is collected by the Applicant from the nearby mill once a week.

HISTORY:

3/32/17/OA Erection of a dwelling (site area 0.0485HA) at Coulton House Farm Coulton. Approved 05.10.1990

3/32/20/FA Formation of a wildlife pond. Approved 20.05.1996

11/00195/AGNOT Erection of agricultural storage building. Determined 28.03.2011

16/01207/AGNOT Erection of an agricultural building for the housing of pigs. Determined 26.07.2016

16/01309/FUL Erection of an agricultural building for the housing of pigs. Approved 28.09.2016

18/00945/FUL Erection of an agricultural building for the housing of weaner pigs. Approved 19.10.2018

20/00047/AGNOT Erection of agricultural building for the storage of straw. Determined 10.02.2020

20/00965/CLEUD Certificate of Lawfulness in respect of the works to erect an agricultural building for the housing of livestock subject of this application as shown outlined in red on the submitted 1:2500 scale site location plan were substantially completed more than four years before the date of this application. Refused 12.01.2021 and dismissed at appeal 11.04.2022

21/00729/CLEUD Certificate of Lawfulness in respect of the works to erect an agricultural building for the housing of livestock subject of this application as shown outlined in red on the submitted 1:2500 scale site location plan were substantially completed more than four years before the date of this application. Approved 20.08.2021

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 relevant Development Plan policies for the determination of this application are:

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

National Planning Practice Guidance

REPRESENTATIONS:

A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view in full on the public access webpage, and referred to in the report accordingly.

Gilling East Parish Council provided the following comments:

"Concerns were expressed regarding intensification on the site, proximity to non agricultural properties and about run off from the manure heap.
we do not support the application unless there is a clean bill of health from the environmental consultees and clear details on manure management."

The Local Highway Authority have confirmed that they have no objections to the application.

Environmental Health provided the following comments:

"The application is for a building to accommodate 360 pigs which is in addition to 1100 pigs currently housed in different buildings on the site. The proposed location of the new building is further away from noise sensitive dwellings than the current buildings that are used to house pigs so I have no objection to this application. Due to the increase in numbers I would, however, recommend that the manure management plan be reviewed and amended as required to ensure that the storage, transport and land application of the manure is undertaken in such a way as to protect the amenity of neighbouring residences."

Clarification has been sought from the Applicant regarding the number of pigs that the building would house and it has been confirmed as 460. This has been passed to Environmental Health who have confirmed that their previous response still stands.

Following receipt of the Environmental Health comments, the Parish Council were made aware and given the opportunity to withdraw their concerns. To date, no response has been received.

No responses have been received from any third party or neighbouring property.

APPRAISAL:

The main considerations within the determination of this application are:

- i. Principle of Development
- ii. Design, appearance and impact on AONB
- iii. Highways impact
- iv. Impact upon neighbouring amenity

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 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 building would support land based activity and the rural economy. The proposed development would support the functioning of the established farming enterprise and, in turn, would sustain existing levels of employment at the site.

Design, appearance and impact on AONB

The proposed building would have a footprint of approximately 390m² and would be constructed adjacent to an existing building of a similar appearance, but a slightly smaller footprint.

The building would be screened from the west by existing buildings and tree planting to the north.

It is considered that the proposed materials, scale and colour finishes are standard for this type of agricultural building and would be sympathetic to the character and appearance of the surrounding area and wider AONB.

Any limited views that would be available from public rights of way would be softened by the backdrop of the existing farm buildings. Due to existing planting, the arrangement of the existing buildings and boundary treatments, there would be no direct views towards the building from any nearby residential property.

The siting and design of the building is considered acceptable and there would be minimal impact upon the open countryside and AONB and the development is therefore considered to be in compliance with Policies SP13 and SP16.

Highways impact

The building would be served by the existing access which links to the public highway. It is not anticipated that the proposed building would give rise to any significant increase in farm traffic on the local highway network.

The Local Highway Authority have confirmed that they have no objections to the proposed development.

As such, it is considered that the proposed development would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Impact on neighbouring amenity

The site is located within a rural setting and occupies a secluded plot lower than the adjacent buildings.

The nearest residential dwelling outside of the applicant's ownership is Coulton Grange Farm, approximately 100 metres to the west of the proposed building and therefore, the property would not be affected by loss of privacy or shadowing.

The proposed building would be well related to the existing arrangement of sheds and outbuildings and would not be overlooked by any residential properties to the north, east or south.

The proposal does not seek to install any additional external lighting. Nevertheless, it is considered prudent to impose a condition that requires any details of lighting to be submitted for approval by the local planning authority prior to their use on site, to preserve the amenity of the area.

The 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.

Conclusion

The principle of the development is in line with national and local planning policy and represents development that supports the land-based, rural economy through the expansion of an established mixed farming enterprise. The proposed development would not have an unacceptable impact on the open countryside, local amenity or highway safety. In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP1, SP9, SP13, SP16, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional approval.

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

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, scanned to file 20.07.2022
Site Layout Plan, scanned to file 20.07.2022
Proposed Elevations, scanned to file 20.07.22
Proposed Floor Plan, scanned to file 20.07.2022

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

- 3 Unless otherwise approved in writing by the Local Planning Authority all external constructional materials and colour finishes to be used for the building shall be in accordance with those identified in the application as shown on the approved elevation drawings.

Reason: In the interests of visual amenity and to comply with Policies SP16 and SP20

- 4 Prior to its installation, precise details of any external lighting to be used on the exterior of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent inappropriate lighting and light pollution within this area of unlit open countryside and to comply with the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be undertaken in accordance with the details submitted in the Manure Management Plan. The Manure Management plan shall be reviewed whenever there are significant changes, and implemented or at the request of the Local Planning Authority.

Reason: To ensure that there are no adverse impacts on amenity as a result of inappropriate or inadequate manure storage in accordance with Policy SP20 of the Local Plan Strategy.