

Item Number: 19
Application No: 22/01261/FUL
Parish: Nawton Parish Council
Appn. Type: Full Application
Applicant: Mrs Laura Palmer
Proposal: Erection of a general purpose agricultural shed for the storage of farm equipment and feed with an open sided lean-to
Location: Land At Highfield Lane Nawton Helmsley North Yorkshire YO62 7TU

Registration Date: 28 November 2022
8/13 Wk Expiry Date: 23 January 2023
Overall Expiry Date: 28 December 2022
Case Officer: Eleanor Hardie **Ext:** 43342

CONSULTATIONS:

Nawton Parish Council Object
Highways North Yorkshire Recommends Conditions

Representations: None received

SITE:

The application site relates to a 5.8 hectare parcel of agricultural land to the north of the village of Nawton.

A number of residential dwellings are located to the east of the application site, along with a well-established racehorse training yard. A Yorkshire Water service reservoir is located immediately south of the application site.

The site by virtue of its position lies outside of Development Limits and is located within the open countryside and the Fringe of the Moors Area of High Landscape Value, as defined in the Ryedale Plan - Local Plan Strategy.

PROPOSAL:

This application seeks approval for the erection of a general purpose agricultural building for the storage of feed, farm equipment and produce.

The building would be sited in the south-eastern corner of the application site, close to the southern field access.

The building would be of dual pitched roof construction measuring 12 metres in length and 18 metres in width, with an eaves height of 4.6 metres and ridge height of 6.4 metres. The building would include an open sided lean-to on the western elevation measuring 8 metres in length and 18 metres in width, with an eaves height of 3.6 metres.

The eastern, northern and southern elevations of the building would be finished with grey box profile sheeting, as would the southern elevation of the lean-to addition. The roof of the building and lean-to would be finished with grey fibre cement sheeting. A roller shutter door would be installed to the northern elevation of the building.

HISTORY:

3/90/32/PA Outline application for the construction of a dwelling and garage ad a calf rearing unit at O.S. Fields 199 and 202 Highfield Lane, Nawton, York. Refused 01.09.1980

22/00989/AGNOT Erection of a general purpose agricultural building with open sided lean- to. Determined 23.09.2022 Full Planning Permission required

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.

Nawton Parish Council provided the following comments:

"The Council object to this application for the reasons listed below

Highfield Lane is a single track road, the road is at capacity for established businesses and cannot take any large machinery, there are no turning places and verges will be destroyed and churned up.

The request for storage of machinery and feed does not make sense as there is no livestock and the size of the shed is not in proportion to the area of the field and the machinery that would be required to service it."

The Local Highway Authority have provided the following response with a recommended condition:

"Whilst no new or altered access is declared on the application form, it would appear that the access in the south-east corner of the field has been newly created, and the former access fenced-off (which would appear to have been opposite the driveway to 'Woodlands'). As vehicular traffic will be involved in the delivery and construction of the building, and thereafter gaining access to it, the crossing of the highway verge will need to be constructed in accordance with the NYCC highways specification in order to protect the carriageway edge and verge from damage. In this instance, the crossing construction should be limited to the first 1 metre back from the carriageway edge and the remainder laid to permeable material in order to maintain surface water percolation into the root zone of the adjacent mature tree."

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. Character, form and landscape impact
- iii. Highways impact
- iv. Impact upon neighbouring amenity
- v. Other matters

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) 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.

Whilst the applicants do not run their own agricultural business, the land is in agricultural use with the land tenanted to an established agricultural enterprise. The proposed building would be used to house machinery and equipment associated with the management of the land, along with the storage of produce harvested from the land.

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, the rural economy and would support the functioning of an established farming enterprise.

Character, form and landscape impact

Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy notes the Fringe of the Moors is one of the District's broad Landscape Character Areas. It notes: development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historic and cultural influences, natural features and aesthetic qualities including:

- *The distribution and form of settlements and buildings in their landscape setting*
- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses.*
- *Visually sensitive skylines, hill and valley sides.*
- *The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure.*

SP16 (Design) of the Ryedale Plan - Local Plan Strategy notes: Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which "Reinforce local distinctiveness and... Protect amenity and promote well-being."

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Appropriate materials and traditional construction methods and techniques are used.*
- *Topography and landforms*

- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures.*

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy notes:

- *New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses*
- *Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses*

The proposed building, with lean-to would span 18 metres by 20 metres, with a ridge height of 6.4 metres at its highest point. This would incorporate grey box sectioned sheeting to the southern, eastern and northern elevations of the dual pitched element. The lean-to addition would be clad to the southern elevation, with the northern and western elevations open sided. The roof would be completed with grey fibre cement sheeting.

The proposed materials and colour finishes are standard for this type of agricultural building and would be sympathetic to the character and appearance of the surrounding area, being of fairly traditional and typical construction, representative of many agricultural developments through the District.

The scale of the building is modest in terms of footprint and height and would leave much of the land within the site undeveloped. It is not considered that the building would appear disproportionate and by virtue of boundary hedgerows and trees along Highfield Lane and the southern boundary of the application site, there would be limited public views of the building.

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

Highways impact

The building would be served by the existing access which links to the public highway. The site is currently in use for agricultural purposes and therefore the erection of a building on the land is not anticipated to 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, subject to a condition requiring the crossing of the highway verge to be constructed in accordance with the NYCC highways specification.

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, with a number of residential dwellings to the east of the application site.

The nearest residential dwelling is approximately 60 metres to the east of the proposed building and therefore, the property would not be affected by loss of privacy or shadowing.

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. 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.

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:

Location Plan, scanned to file 01.12.2022

Block Plan, scanned to file 20.01.2023

Plan and Elevations As Proposed, drawing number 01, scanned to file 20.01.2023

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 The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 Rev. A over the first one metre measured back from the carriageway edge and the following requirements.

- The final surfacing of the remainder of the verge crossing width should be constructed with rolled and compacted impermeable material (eg. road planings) in order to ensure surface water can continue to percolate into the root zone of the adjacent mature tree.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason: To ensure a satisfactory means of access to the site from the public highway in the

interests of highway safety and the convenience of all highway users.

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_and_industrial_road_street_works_2nd_edition.pdf

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.