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PLANNING STATEMENT

Extension to Existing Building Glebe Farm, Bull Moor, Lane, Flaxton YO60 7RU

On behalf of Mr T Richardson

April 2014

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1.0 INTRODUCTION

- 1.1 We have been instructed by our client Mr T Richardson to submit a planning application for an extension to the existing building at Glebe Farm, Flaxton to provide a small office, toilet and kitchen area.
- 1.2 This planning statement provides details of the proposal and provides an assessment in relation to relevant national and local planning policy. It also considers design and heritage aspects of the scheme in accordance with good practice guidance.

2.0 CONTEXT

- 2.1 This section will set out the context in which this proposal is situated looking at the application site and its surroundings, and the background to the application.

The Site and Proposal

- 2.2 The application site consists of a free-standing, modern agricultural barn set within open grassland on the eastern side of Bull Moor Lane, Flaxton. The site lies beyond the built up confines of Flaxton village (and also development limits and conservation area as set out in the Ryedale Local Plan) with access direct from the adopted highway along an existing shared drive and through an existing gated entrance. There is a roller shutter door and personnel door on the south western gable allowing access into the building itself. Adjacent to the building is a modest hardstanding area and to the rear is a modest gravel area for staff parking. The building itself extends to 158sqm gross external floorspace constructed of a red brick plinth with Yorkshire boarding to the upper walls. The roof is covered in coloured profiled sheeting.
- 2.3 Planning permission was granted in December 2012 for the change of use of the building for the storage of marquees, associated vehicles and other ancillary equipment, on a permanent basis forming the storage base for a marquee hire business (Reference 12/00970/FUL).
- 2.4 The enterprise involves the delivery (and subsequent erection) of marquees to a venue, with such remaining at any particular property for typically 4-5 days at a time, after which they are removed and returned to the application site for storage. All the activity takes place within the existing building save for vehicle parking, turning and circulation to the front and rear - for which there is already an existing modest hard standing area. There also exists an informal access drive to the building from the adopted highway as indicated in the enclosed photographs.
- 2.5 The business primarily employs three people on a full time basis (with 8 other full time seasonal staff as required) and, to this end, our client requires a small extension of approximately 7.4 metres by 3.6 metres creating a total floor area of 26.64 square metres to provide a small office, toilet and staffroom area to assist the day to day running of the business.

- 2.6 The site of the extension is on part of the previously approved hard surfaced area at the front of the building which is currently used for vehicle parking, turning and circulation associated with the building. The construction of a small extension to facilitate a small office, toilet and kitchen would not change the nature of how this part of the site has been used previously.
- 2.7 The building in its design and materials will match the existing building as shown on the submitted plans.

3.0 RELEVANT PLANNING POLICY CONSIDERATIONS

- 3.1 The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the main consideration in the determination planning applications unless material considerations indicate otherwise. The development plan for the site consists of the adopted Ryedale Local Plan Strategy. Relevant material considerations include the Government's planning guidance contained in the National Planning Policy Framework.

National Planning Policy Framework (NPPF)

- 3.2 Published in March 2012 this replaces a whole raft of previous planning guidance, including that relevant to development within the open countryside (in *PPS7* and *PPS4*). The mainstay of the NPPF is the "presumption in favour of sustainable development" and an obligation upon local authorities to "plan positively" for their areas. The NPPF refers to the planning system as having three roles which reflect the identified three 'dimensions' to sustainable development. These consist of;
- An economic role
 - A social role
 - An environmental role
- 3.3 The weight and importance attributed to each is a matter of judgement but must be considered in the whole and not independently – the objective is that *"to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system"* (para. 8).
- 3.4 In accordance with this approach:
- Development which accords with the development plan should be approved without delay; or
 - Where the development plan is absent (not adopted) or has no relevant policy or such are out of date, permission again should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits" or specific policies in the Framework indicate development should be restricted.

- 3.5 The Framework identifies “Core Planning Principles” which include the aim to *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs”* (para 17).
- 3.6 One of the main aims of the Framework and how sustainable development can be delivered is through *“Building a strong, competitive economy”* with emphasis being given to economic growth, job creation with the planning system doing *“everything it can to support sustainable economic growth”*.with planning operating to *“encourage and not to act as an impediment to sustainable growth. Therefore **significant weight** should be placed upon on the need to support economic growth through the planning system”* (para 18-19).
- 3.7 In terms of the rural economy, the Framework is clear in support for the development of a strong rural economy and local authorities should *“**support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings”*** (para 28).
- 3.8 On a more general point regarding the natural environment and development in the open countryside (paras. 109 – 125), the Framework encourages the *“effective use of land”* (especially brownfield sites) as a means of minimising pollution and using land of the least environmental or amenity value. Such an approach will reduce the need for development upon Greenfield sites in the open countryside.
- 3.9 Overall, in their decision-taking, the Framework encourages an approach where *“local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”* (para 187).

The Ryedale Plan: Local Plan Strategy

- 3.10 The Ryedale Local Plan Strategy Development Plan Document (DPD) was adopted on 5 September 2013. It sets out the long-term vision, objectives and planning strategy for 15 years to 2027. The adoption of the Ryedale Plan - Local Plan Strategy means that almost all of the ‘saved’ Ryedale Local Plan Policies, adopted in 2002, have now been replaced. Policies from the Ryedale Plan Local Plan Strategy which are relevant to this application include:
- 3.11 **Policy SP6** identifies that within the wider open countryside the provision of new buildings to support appropriate rural economic activity in line with the provision of Policy SP9 will be supported.
- 3.12 **Policy SP9** identifies that Ryedale’s land-based economy will be sustained and diversified with support for the provision of new buildings to support appropriate small-scale rural economic activity in line with Policy SP6.

3.13 **Policy SP16** relates to design and expects the design of new development to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
- Contribute to a safe and well connected public realm by respecting and incorporating routes and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the local community; facilitating access by sustainable modes of travel including public transport, cycling and walking
- Reduce crime and the fear of crime through the careful design of building and spaces
- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces
- Make efficient use of land and to be built at a low density which is appropriate to its surrounding context.

3.14 Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic building the Council will see to ensure that:

- A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character
- Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building
- Appropriate materials and traditional construction methods and techniques are used.

4.0 **EVALUATION**

4.1 Having regard to the planning policy context, site circumstances and specific proposals that are subject to this application, the main considerations in the determination of this application are considered to be:

- Principle of Development;
- Design;
- Landscape Impact;
- Highway and Access; and
- Amenity

Each of these points will be addressed in turn below.

Principle of Development

4.2 The application site is located within the open countryside outside the greenbelt, albeit in proximity to an established settlement.

- 4.3 Both national (NPPF para's. 18-19 and 28) and local planning policy (Policies SP6 and SP9) support the provision of new buildings in the countryside which encourage the sustainable growth and expansion of all types of business and enterprise in rural areas. The proposal involves a small extension to an existing building which is utilised by Your Marquee, a small local company which plays a notable part in serving the local hospitality sector. The business currently employs 3 full time staff and a number of part time seasonal workers.
- 4.4 The proposed extension is required to support the existing business as there is currently no office, toilets or kitchen facilities on site at present. The proposed extension would therefore not result in an expansion of the existing business and is required only to provide essential on site facilities which are necessary to the business and required under the Workplace (Health, Safety and Welfare) Regulations. Under such regulations employers are required to provide adequate and appropriate 'welfare facilities' (washing, toilet, rest and changing facilities and somewhere to eat and drink during breaks) for employees while they are at work. A small office area is required on site to enable our client to keep the necessary paperwork on site comply with health and safety procedures and to enable better management of the business.
- 4.5 The site is therefore in active economic use, provides employment directly and therefore a modest extension to meet the businesses needs should be encouraged.
- 4.6 In terms of policy, the proposed development is fully in accordance with the tone of the NPPF and Policy SP6 and SP9 of the Ryedale Local Plan Strategy of the local plan which detail how support should be given to enterprises in rural locations.

Design

- 4.7 With regards to the design, in line with Policy SP16 the proposed extension has been designed so that it is in keeping with the host building in terms of scale, form and the use of materials.
- 4.8 The proposed extension has been located at the front of the existing building to enable the provision of essential on site facilities and from a health and safety point of view to reduce the potential for conflict between equipment/vehicles moving in and out of the main storage area whilst staff/visitors are utilising the proposed welfare facilities. The location of the office, at the front site will enable also enable better management of the site/business as a whole and also more effective use of health and safety procedures.
- 4.9 The extension will be a single storey modest structure with an internal floor area of 21 square meters. It will have a single personnel access into the building on the north elevation which will lead through to a bathroom, staff room and office. The extension has been designed to provide adequate facilities for the business needs within the minimum amount of space.

- 4.10 The appearance of the extension is simplistic and has been designed to integrate into the rural nature of the site. The materials used will match the existing building in line with Policy SP16 using rustic red bricks on the plinth of the building and vertical timber boarding above. The roof will be constructed from clay pantiles with half round ridgetiles. All rainwater goods will be black pvc and the windows will be UPVC.

Landscape Impact

- 4.11 The proposed extension would have no significant impact on the setting of the adjacent conservation area or wider countryside. The site is well screened from the main road and is not out of keeping with the surrounding area retaining its simple rural appearance. Equally, there would be no change in activity actually on site as a result of the proposed extension. Further planting to the site boundaries has been undertaken to assist in minimising views onto the site, complemented by the existing roadside hedges in this locality. The site is not prominent in the local landscape.

Highway and Access Safety

- 4.12 With regards to vehicular access and highway safety, there is an existing surfaced track to the building which goes across the village common/green. This will continue to be used, and indeed remains the approved means of access to the building following approval under an agricultural notification application (Reference: 03/00263/AGNOT) in 2003. This means of access has therefore already been accepted and deemed appropriate by the Local Planning Authority and for vehicles the nature of which (i.e. tractors with trailers etc), and at an intensity of use, more potentially hazardous than the present proposals. This means of access was also accepted as part of the grant of planning permission in January 2011 for the temporary use of the building for the storage of marquees and ancillary equipment (Reference: 10/01252/FUL) and subsequently again in December 2012 as part of the grant of planning permission for the change of use of the building for the storage of marquees and ancillary equipment (Reference: 12/00970/FUL).
- 4.13 We understand there have been no issues in respect of the appropriateness or safety of the access since the use of the site commenced, or indeed prior to that.
- 4.14 The driveway is shared with domestic properties but the scale, nature and intensity of use by both vehicular and pedestrian traffic will not give rise to conflict – especially compared to the alternative agricultural use of the building.

Amenity

- 4.15 Given the nature of the use and infrequency of vehicle activity, as well as a separation of the proposed extension from neighbouring residential properties, it is considered that the proposed extension would have no material adverse effect on the amenities of neighbouring properties.

- 4.16 There would be no increase in vehicle movement as a result of the proposed extension as the extension is to provide essential facilities to support the running of the business. In any event, neighbouring dwellings are some distance away with intervening landscaping to property boundaries.
- 4.17 The proposed extension would generate no noise, smell or pollution – the separation from residential properties is significant so that there will be no amenity concerns in this regard. The building itself is sufficient in terms of its available floor space to accommodate the activity without any external storage beyond the confines of the existing structure and defined curtilage.
- 4.18 Since Planning Permission was granted in January 2012 for the permanent use of the building for the storage of marquees and ancillary equipment (LPA Ref 12/00970/FUL) we understand that no complaints have been received from neighbours regarding the use.

5.0 CONCLUSIONS

- 5.1 The proposed extension is in accordance with policies SP6 and SP9 of the Ryedale Local Plan Strategy which supports new buildings for appropriate small scale rural economic activity.
- 5.2 The proposed extension would not give rise to issues of residential amenity, visual impact or access and highway safety and has been designed in accordance with Policy SP16 of the Local Plan.
- 5.3 We trust you are able to give full consideration to this proposal and consider that, given the nature of the application, site circumstances and policy background, Officers should be able take a positive attitude to the application as submitted.

Carter Jonas LLP
April 2014