

Item Number: 9
Application No: 19/00600/MFUL
Parish: Flaxton Parish Council
Appn. Type: Full Application Major
Applicant: J & J Rycroft (Mr Rycroft)
Proposal: Erection of general purpose agricultural storage building
Location: Stugdale House Malton Lane Flaxton YO60 7SJ

Registration Date: 31 May 2019
8/13 Wk Expiry Date: 30 August 2019
Overall Expiry Date: 3 July 2019
Case Officer: Alan Goforth **Ext:** Ext 43332

CONSULTATIONS:

Foss Internal Drainage Board (IDB)	Recommend conditions
Flaxton Parish Council	No objection- comment on routing/access and drainage
Highways England	No objection
Yorkshire Water Land Use Planning	No comments received
Flood Risk (LLFA)	Further information required
Flood Risk (LLFA)	No comments

Neighbour responses:

SITE:

The application site is a relatively isolated farm located in the open countryside to the east of Flaxton approximately 9 miles south west of Malton. Access can be gained from the village along Barney Lane/Malton Lane and a private track or via the A64. The farm operation extends to 607 hectares and involves cereal cropping and grass crops for hay and silage along with a cattle enterprise. The land falls away from the site to the east and west. Public footpath no. 25.9/5/1 is 750 metres to the north east. With the exception of the applicant's properties within the farmstead there are no residential properties within 600 metres of the application site.

HISTORY:

19/00590/AGNOT- Erection of an agricultural storage building. APPROVED 14.06.2019. The approved building is shown on the drawings which accompany the planning application (ref. 19/00600/MFUL) the subject of this report.

10/01089/AGNOT- Erection of agricultural storage building. APPROVED 08.11.2010.

PROPOSAL:

Planning permission is sought for the erection of a general purpose agricultural storage building.

The proposed building would be situated on the northern side of the farmyard and would form an extension to the 995m² building recently approved under 19/00590/AGNOT.

The proposed building would measure 57m by 29m and would be orientated north-south. The building would stand 8.5m to the eaves and 9.6m to the ridge. The building would comprise ten bays of which the northern most five would be open sided on the east elevation. The east elevation would also include a 6 metre wide roller shutter door entrance.

Externally the walls of the building would comprise concrete panels to 3 metres above which there would be box profile sheeting which would also cover the pitched roof. The box profile sheeting would have a dark green external colour finish.

The building would be used for the storage of hay, straw, grain and silage and also farm machinery. The produce sold off the farm is weighed over the on-site weighbridge in the south eastern part of the farmyard. The applicant states that the buildings owned and rented do not provide sufficient storage capacity for straw, produce (wheat, barley and oil seed rape) and machinery and some do not currently meet crop assurance standards. Produce is currently stored away from the main farmstead (Stugdale).

The applicant states that the purpose built storage building would improve the logistics of farm vehicle movements and allow for expanded and more efficient arable operations from Stugdale Farm.

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 Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

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 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

Material Considerations

National Planning Policy Framework 2019 (NPPF)
National Planning Practice Guidance 2014 (PPG)

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design, appearance and visual impact;
- iii) Impact on residential amenity;
- iv) Highways impact; and
- v) Flood Risk.

Principle of the development

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 new, purpose-built storage building would support land based activity, an established agricultural enterprise and the rural economy.

Design, appearance and visual impact

The proposed building has a substantial footprint and, within this rural open countryside context, can be regarded as major development. The size of the building is a functional requirement for the expansion and rationalisation of agricultural operations at the farmstead.

The siting of the building within the existing farmyard would minimise the loss of productive

agricultural land. The building has a large footprint comprising 10 bays and would project northwards beyond the existing arrangement of farm buildings within the yard.

The building would be coloured dark green which is similar to the adjacent building and this would ensure that the building would integrate into the rural surroundings and, in terms of scale and form, would not appear incongruous when viewed alongside the adjacent farm buildings. There are no visual receptors in close proximity to the site.

It is considered that the siting, scale and design is acceptable and would ensure that the building would not be visually prominent in the open countryside. The external appearance of the new building is considered acceptable and there would be minimal impact upon the open countryside and the development is considered to be in compliance with Policies SP16 and SP20.

Impact on residential amenity

The two nearest residential properties (Stugdale House and Dale Lodge) stand within the farmstead and are owned and occupied by the applicant and his family. There are no other residential properties within 600 metres of the application site.

The proposed building is compatible with the established land use and it is not anticipated that the proposed development would give rise to any unacceptable overbearing 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.

Highways impact

There would be no change to the existing access arrangements from the east and the west and these routes have been used by farm vehicles for many years. The application plans indicate access via the A64 but this would not preclude local farm movements using the access to the west. The Parish Council have no objections but request that the applicant encourages access to the farm via the A64 rather than passed the houses on Barney Lane. There are no objections from Highway England.

The applicant has provided details on the existing, inefficient arrangements for the weighing and reweighing of HGVs and tractors with trailer before and after loading with produce. Stugdale House Farm has minimal crop storage facilities and at present produce is stored away from the main farmstead. However, the weighbridge and drying facilities are situated at Stugdale and as a result there is a significant amount of farm vehicle movements to and from the application site (inefficient double movements). The proposed storage building would allow the applicant to rationalise operations in relation to the weighing of empty and loaded vehicles and the drying of crops. The benefits to the applicant would be that the purpose built storage building would meet assurance standards and more efficient arable production would save time and costs and increase yields. The wider benefits include reductions in vehicle emissions and farm traffic on local roads.

Overall, it is considered that the proposal represents sustainable development that would reduce farm traffic movements in the locality and would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Drainage

The development site is not located in an area at risk of flooding and the majority of the building would be constructed within the existing farmyard. The LLFA initially queried whether a flood risk assessment was required but following confirmation that the development area is 0.16 hectares the LLFA confirmed no comments to make on the application.

The Parish Council and the IDB have commented on the intended method of storing rainwater which involves discharge to above ground attenuation storage. At present the stored water is recycled and applied to various sprays and fertilisers and used to water the cattle and this arrangement would be unchanged. Excess water is discharged to the surrounding field drainage. The Foss Internal Drainage

Board (IDB) have requested the inclusion of a condition to cover surface water drainage and this shall also require the confirmation of details relating to above ground attenuation storage.

It is considered that the proposed building can be accommodated with a satisfactory means of drainage without giving rise to unacceptable levels of flood risk to surrounding land and the building is in compliance with the NPPF and Policy SP17.

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 and gives rise to benefit for arable production, the local road network and the environment. The proposed development would not have an unacceptable impact on the open countryside, flood risk, 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, SP16, SP17, 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:

Site Location Plan
Block Plan
Floor Plan
Elevations and Roof Plan

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

- 3 All external constructional materials to be used for the building shall be in accordance with those identified in the application. The box profile sheeting to be used for the walls and roof of the building hereby permitted shall be coloured dark green.

Reason: In the interests of amenity and to comply with policies SP16 and SP20.

- 4 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. The Scheme should include details of the above ground attenuation storage including its location and storage capacity. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered:

- o Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- o Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- o A 20% allowance for climate change should be included in all calculations.
- o A range of durations should be used to establish the worst-case scenario.

o The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

INFORMATIVE

1 IDB CONSENT - DISCHARGE

Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.