

Item Number: 10
Application No: 21/00058/FUL
Parish: Habton Parish Council
Appn. Type: Full Application
Applicant: Mr N Speakman (NK Farms)
Proposal: Erection of extension to general purpose agricultural building for the housing of livestock and storage of farm machinery, produce, bedding and feed
Location: Manor Farm Ryton Rigg Road Ryton Malton YO17 6RY
Registration Date: 17 February 2021
8/13 Wk Expiry Date: 14 April 2021
Overall Expiry Date: 19 March 2021
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Environmental Health	No response received
Habton Parish Council	Objection
Highways North Yorkshire	No objection

Representations: No responses received

SITE:

The application site is a traditional farmstead located on Ryton Rigg Road. The site is located within the Vale of Pickering Area of High Landscape Value.

The property consists of a farmhouse, a number of traditional farm buildings which are currently undergoing conversion into residential dwellings, and two large, modern agricultural buildings situated on the northern side of the site. The site is located within the wider open countryside.

PROPOSAL:

This application seeks permission to erect an extension to an existing general purpose agricultural building, for the housing of livestock and the storage of farm machinery, produce, bedding and feed.

The new extension is proposed to be erected on the northern elevation of the existing agricultural building, which is situated at the northern side of the group of buildings. The new extension is proposed to have a double-pitched style roof, to match the existing agricultural building. It matches the existing agricultural building in height, with a ridge height of approximately 6.2 metres, and an eaves height of approximately 5 metres. The extension is proposed to extend out to an overall depth of approximately 11 metres, with an overall width of approximately 18.5 metres. The overall additional footprint of the extension will be approximately 203.5 square metres.

The extension is proposed to be constructed of grey concrete panels (approximately 2 metres in height) on its northern and western elevations. The eastern elevation will be constructed from a red brick wall (approximately 2 metres in height) and brown timber Yorkshire boarding style cladding. The roof is proposed to be constructed from grey fibre cement roofing panels. A large roller shutter access door is proposed to be situated in the eastern elevation of the extension.

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 SP9 The Land Based and Rural Economy

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

REPRESENTATIONS:

Habton Parish Council has raised concerns over the proposed development, citing the extension of the built up area into the open countryside, outside of the existing curtilage of the buildings. The Parish Council also stated that the design and character of the buildings are unwelcome.

No further objections have been received. The Local Highway Authority has raised no objections to the proposed development.

Planning History:

20/00290/FUL: Planning permission was granted for the erection of a general purpose agricultural building for storage of farm produce, machinery and housing of livestock.

20/00172/AGNOT: An agricultural notification proposing the erection of general purpose agricultural building for housing of livestock, machinery and farm produce was found to fall outside of the criteria for agricultural permitted development.

19/01129/FUL: Planning permission was granted for the change of use, conversion and alterations to agricultural building to form 2no. three bedroom dwellings including the demolition of modern agricultural buildings with associated parking.

The full planning history can be viewed on the uniform system.

APPRAISAL:

The main issues relating to this application are considered below.

The Principle of the Development

The application seeks permission to erect an extension to an existing agricultural building, in order to provide additional space for the housing of livestock and the storage of general purpose agricultural equipment, produce and feed. Policy SP9 of the Ryedale Local Plan Strategy notes that Ryedale's land-based economy will be sustained and diversified, with support for new buildings that are necessary to support land-based activity and a working countryside. On this basis, the principle of the new extension is supported by Policy SP9 of the Ryedale Local Plan Strategy.

Design and Landscape

The new extension is proposed to be erected on the northern elevation of an existing agricultural building. It is proposed to be of the same, dual-pitched form as the existing building, and will be constructed from the same materials. The extension will have the same ridge and eaves height as the existing building, but will have a smaller footprint. As a result it is considered to be subservient in scale to the host building. On this basis, it is considered that the new extension will appear as a continuation of the existing agricultural building, and is appropriate in terms of design.

The extension is proposed to extend approximately 11 metres out from the northern elevation of the existing building. The new northern elevation of the extension will be in line with the northern elevation of the other existing agricultural building to the west. As a result, the new extension will not extend out beyond the curtilage of the existing buildings.

By virtue of the above, it is not considered that the proposed extension would significantly alter the appearance of the site within the wider landscape. It is considered that the proposed development would have a neutral impact on the character and appearance of the landscape. As a result, the proposed development is considered to comply with SP13 (Landscapes) and SP16 (Design) of the Ryedale Local Plan Strategy.

Residential Amenity

There are no existing immediate neighbouring properties to the site. However, in addition to the farmhouse at the site, two traditional buildings on site are currently being converted to residential use following the granting of planning permission in 2020 (ref 19/01129/FUL). At the time that application was considered it was understood that the applicant did intend to occupy one of the these dwellings, the one nearest to the large agricultural building – the building to which the proposed extension relates to. In order to address residential amenity concerns in the event that dwellings at the site are sold, a condition was imposed to tie the use of the agricultural building to the occupier of the nearest dwelling to the agricultural building. The condition remains in place and it is considered that the proposed extension to the agricultural building should also be subject to the same condition.

The impact of agricultural activity at the site and on the future occupiers of the farmhouse and the other conversion were considered as part of the previous application. It was considered that due to the scale of agricultural activity at the site, the impact would not be unacceptable and the properties would be sold in the knowledge that they are situated within and in close proximity to an agricultural smallholding. The proposed extension to the agricultural building represents a relatively modest increase in the size of the building and its capacity. Whilst it is acknowledged that this may lead to an intensification of activity at the site, including some additional livestock, it is considered that this is unlikely to result in a significant impact on neighbouring residential amenity over and above that which would be experienced by existing activity at the site. On this basis the proposed development is not considered to result in an unacceptable detrimental impact on neighbouring amenity.

As a result, the proposed development is considered to comply with SP20 (Generic Development Management Issues) of the Ryedale Local Plan Strategy.

Conclusion

As a result, the proposed development is considered to comply with the relevant policy criteria set out in Policies SP9, SP13, SP16 and SP20 of the Ryedale Local Plan Strategy and the NPPF. On this basis approval is recommended.

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 (Scanned to file on 19.02.2021)
- Proposed Site Location/Layout Plan (Scanned to file on 19.02.2021)
- Proposed Elevations Plan, dated January 2021, (Scanned to file on 19.02.2021)
- Proposed Floor Plan, dated January 2021, (Scanned to file on 19.02.2021)

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 The materials of the development hereby approved shall be in accordance with the details included in the Planning Application Form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Local Plan Strategy.

4 Unless otherwise approved in writing with the Local Planning Authority, the existing general purpose agricultural building to the north of the site shall remain in the ownership of the two storey residential dwelling approved under planning application reference 19/01129/FUL and shall not be sold/ let separately.

Reason: In the interests of residential neighbouring amenity and in accordance with Policy SP20 of the Local Plan Strategy.

5 Prior to the development hereby permitted being brought into use, full details of Manure Management shall be agreed in writing by the Local Planning Authority

Reason: In the interests of neighbouring residential amenity and the environment in accordance with Policies SP17 and SP20 of the Local Plan Strategy.