

Item Number: 8
Application No: 21/00452/MFUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application Major
Applicant: R Inman & Sons
Proposal: Erection of agricultural building for dairy cubicle housing.
Location: Wood House Farm Wood House Farm To Acres Lane Acklam Malton YO17 9RH

Registration Date: 11 March 2021
8/13 Wk Expiry Date: 10 June 2021
Overall Expiry Date: 8 June 2021
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Public Rights Of Way	No response
Environmental Health	No objection
Acklam Parish	No response
Highways North Yorkshire	No objection

Representations:

SITE:

Wood House farm is an existing long established farmstead, located to the west of Acklam farmed by R Inman and Sons. The site by virtue of its position outside of Development Limits is located within the wider open countryside, as defined in The Ryedale Local Plan and it also falls within an Area of High Landscape Value.

The Agent has confirmed that the farm comprises at least 700 acres, this includes 400 acres of owner occupied land and a further 300 acres which is farmed on agricultural tenancies. There are 6 partners in the farming business, with three working full time. In addition, there is 1 full time employee , 3 part time staff (including 1 farm worker apprentice starting Bishop Burton Agricultural College)and a further 4 – 5 people on a self-employed basis during silage season.

PROPOSAL:

This application seeks permission for the erection of a new purpose built agricultural building for dairy cubicle housing. This would be located within the existing farmstead to the west of the existing livestock building, to the north of the slurry pit and the south of the silage clamp. This area is predominately covered by concrete slab, but there are small sections of earth where the new building would be located.

The Design and Access Statement confirms “*The Applicant currently relies on some building that are considered in need of improvement and replacement which are located at Wood Farm Acklam. The new proposed building will improve the standard of accommodation at Wood Farm for housing to heifers and consequently will improve the welfare of the dairy herd at Wood Farm. The Applicant has established an expanding dairy cattle herd within he cattle enterprise in recent years and is in need of additional purpose-built livestock housing. The current infrastructure on the farm does not provide enough housing for the number of cattle and calves being bred and reared on the holding.*”

It continues to note “*Part of the vision of the proposed development is to exceed any regulatory requirements to significantly improve the welfare standards of the milking cow accommodation by creating a sawdust based cubicle system feature a new purpose built building.*” It will “*also create*

facilities for more efficient handling, this freeing up further time to increase the management of the stock." Furthermore the Design and Access Statement noted that the proposed development will shelter the business from the increasing costs and scarcity of bedding straw and the use of sawdust based cubicle systems would improve cow health. The building design has taken account of best practice guidelines from the Agricultural and Horticulture Board and the relevant British Standards.

The Design and Access Statement notes that the proposed building would measure 42.67 metres x 24.38 metres. The building will measure 5.18 metres to the eaves and 8.45 metres to the ridge, with a pitched roof design. The building will be constructed of low concrete walls, with Yorkshire Boarding above to the northern and southern elevations, it would be open sided on the east to join the adjacent farm building and completed fully with Yorkshire boarding on the western elevation. The roof will be completed with fibre cement sheets.

It is noted that the site notice for this application was erected a little later in the determination process. However this site notice will expire on the 8th June 2021 at midnight. Therefore members are asked to delegate final determination of this application to the Head of Planning following review of any further consultation responses.

POLICY:

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

HISTORY:

The site has a lengthy site history, but the most relevant applications are considered to be the following:

91/00329/OLD: 3/1/41/FA Erection of a dutch barn and lean-to. Approved 06.06.91
94/00339/OLD: 3/1/41A/FA Erection of a foldyard shed. Approved 11.07.94
96/00221/OLD: 3/1/41B/FA Erection of milking parlour, dairy & collecting yard. Approved 15.10.96
97/00149/FUL: Erection of a steel frame agricultural livestock building. Approved.
04/01056/FUL: Erection of circular slurry store. Approved.
06/00582/FUL: Construction of 500,000 litre capacity earth banked slurry lagoon with safety fencing. Approved.
10/00625/FUL: Erection of roof covering over cattle feeding yard. Approved.

APPRAISAL:

The main considerations within the determination of this application are:

- i. The principle of development
- ii. Character, Form and Impact upon Area of High Landscape Value
- iii. Impact upon Amenity
- iv. Drainage
- v. Other matters, including consultation responses.

i. The 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.

In this instance given that this is an existing and established farm, the principle of new buildings to replace existing buildings to support the agricultural activity is acceptable in principle. The Design and Access Statement notes these replacement buildings will help support the business in improving the standard of accommodation at Wood Farm housing the heifers and consequently will improve the welfare of the herd.

It is noted that the Applicants currently milk approximately 300 cows and the dairy cows are calved all year round. The Applicant is increasing milking cattle and expects to be milking 340 cows by the spring of 2021. It was noted that the dairy cows are housed on a slurry based yard system throughout the winter months and the cattle are grazed where possible during the spring and summer months. There is a network of cattle tracks around the farmland which allow the dairy cows to access the grassland.

This proposal is therefore considered to be in accordance with Policy SP9 of the Ryedale Plan, Local Plan Strategy, subject to the assessment of the other identified main considerations.

ii. Character, Form and Impact upon Area of High Landscape Value

The proposed agricultural building is well located within the farmstead, it would be entirely adjoined by development to the east and north and would appear strongly grouped.

The development site is located within an Area of High Landscape Value. Policy SP13 Landscapes, of the Ryedale Plan - Local Plan Strategy seeks to protect both national and locally designated landscapes. It states that *"The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities."*

This protection does however need to be balanced against the support for the land based economy contained within Policy SP9 of the Ryedale Plan - Local Plan Strategy. The farm is located in a slightly elevated position when viewed from the main road, located approximately 150 metres to the south. However, the closely grouped nature of buildings and distance from public views, together with strong landscaping along the highway would mean that where occasional views of the proposed buildings could be obtained, they would be seen in the context of the existing farmstead, grouped with existing buildings. Furthermore, in this area of the Wider Open Countryside, the land is characterised by intermittent farmsteads with a variety of agricultural buildings. Additionally the grass banded banks of the slurry lagoon directly to the south would help to slightly limit the visual prominence of the building when viewed from the south.

Following a site visit, it is not considered appropriate to seek the use of anthracite grey roof sheets in this instance, which is a common approach undertaken within farm developments in the Area of High Landscape Value. It is considered that the proposed continued use of natural cement fibre roof sheets would provide a visual continuity of development in this farmstead and may help the building to assimilate from wider views.

It is therefore considered that the proposed building is acceptable and subject to the relevant condition this will not detract from the character of the locality or the Area of High Landscape Value. It is considered that the proposal satisfies the requirements of Policy SP13 (Landscapes) SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon Amenity

The application site is in an area of open countryside, to the west of the village of Acklam. The nearest dwelling (in separate ownership) is Nether Garth, located approximately 245 metres south east of the proposed new building on the western edge of the village on Main Street. The other nearest properties are those located also located along Main Street. Acklam Lodge the nearest residential property, located to the west at a distance of approximately 440 metres.

There are other farm buildings within the farm unit in closer proximity to this building already present.

These distances are considered to be significant and it is considered that any surrounding residential properties are unlikely to be materially affected by the proposed new building within this long established farmyard.

The Council's Environmental Health Officer has confirmed the following: *"Thank you for your consultation with regard to the above application. I do not consider the addition of 40 cows to have a significant impact with regard to noise and odour on the amenity nearest non-agricultural residential property, and therefore have no objection to this application. I do not consider it is necessary for any additional manure management plan as this farm has been operating satisfactorily for some time, and the existing manure management will be sufficient."*

As noted the herd are housed on a slurry based yard system throughout the winter months and the Design and Access Statement confirms how the slurry is dealt with within the site. It is noted that the slurry produced on the holding is spread on the land from the slurry storage facilities. There are two slurry lagoons within the site, one of which (approved in 2006) is directly to the south of the proposed building.

Upon a request for further information from the Case Officer, the agent has confirmed that *"the existing slurry storage is approaching capacity. However, following a pre-application submission to Ryedale District Council (Ref: 21/00185/PREAPP) a full planning application for a new slurry lagoon is on target to be submitted in the upcoming weeks, which once approved and constructed will provide sufficient slurry storage for the expanding herd and farming enterprise. This expansion has resulted in the farming business employing an additional apprentice farm worker from Bishop Burton Agricultural College. In the meantime temporary measures will be put in place, including tankers to remove slurry from the farm buildings. This will be alongside any other required arrangements implemented to ensure sufficient slurry capacity is maintained on the farm holding.*

In addition to the above, please note it is my clients intention to construct the proposed slurry lagoon (subject to planning) prior to the new cubicle house. However, the submission of the slurry lagoon planning application has been delayed due to the pre application advice taking longer than expected. However, the slurry lagoon planning application will be submitted in the upcoming weeks. The applicants would be agreeable if the new cubicle house was approved on the basis that sufficient slurry storage had to be arranged prior to construction or use of the proposed cubicle house.

I can also confirm slurry will be moved from the new cubicle house to the slurry lagoon via an existing pipe."

This approach and possible temporary measures is considered acceptable, with the intention of the Applicant to supplement their long term capacity noted. It is also noted that the herd will only increase by an additional 40 cattle beyond the existing 300 (a 13.3% increase) so the temporary provision of tankering is unlikely to be necessary on any frequent basis. The site itself is located at a significant distance from neighbouring properties, with its own dedicated access lane. It is not considered that any limited tankering necessary is likely to result in harm to amenity.

The above information highlights that the slurry lagoon would be applied for and if permission is granted, constructed before the agricultural building which is a sensible approach. It is however noted that the applicants are willing to accept a condition in relation to the provision of sufficient slurry storage being "arranged prior to construction or use of the proposed cubicle house." However it is not

considered that this condition is strictly necessary to be formally conditioned as part of this application as it will be in the Applicant's interest to address these matters in a logical approach, such as that already outlined for operational reasons. Furthermore, the applicant will be bound by separate environmental legislation in this regard to ensure slurry is dealt with in an appropriate manner.

This proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Other Matters, including consultation responses

The Parish Council have not responded to the scheme. No further third party representations have been made to date. As noted the formal consultation period runs until the 8th June 2021 and Members will be updated of any further response at the meeting.

North Yorkshire Highways have confirmed no objection to the proposed development.

It is therefore considered that this proposal, subject to the recommended conditions will satisfy the relevant policy criteria outlined within Policies SP1, SP9, SP13, SP16, SP17, SP18 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework and Members are asked to delegate the final decision to the Head of Planning, for approval pending conclusion of the publicity period.

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 (Promap)
Proposed Elevations and Floor Plans (No drawing number - Boulton Cooper)
Proposed Block Plan - Revised (Scanned by the Local Planning Authority on 19th May 2021.)

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