

Item Number: 7
Application No: 21/00727/MFUL
Parish: Habton Parish Council
Appn. Type: Full Application Major
Applicant: Mr Featherstone (R Featherstone and Son)
Proposal: Erection of a general purpose agricultural building for farm produce and housing of machinery and livestock
Location: West Farm, Riggs Road, Ryton, Malton YO17 6XU

Registration Date: 2 June 2021
8/13 Wk Expiry Date: 1 September 2021
Overall Expiry Date: 28 September 2021
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Initial consultation

Habton Parish Council	No response received
Highways North Yorkshire	No objections
Vale Of Pickering Internal Drainage Boards	Request further information/conditions
Flood Risk (LLFA)	Further information required
Sustainable Places Team (Environment-Agency)	No objection

Further consultations (additional drainage information)

Flood Risk (LLFA)	Awaiting response
Vale Of Pickering Internal Drainage Board	No objection

Representations:

BACKGROUND:

The application is to be determined by Planning Committee as a major development because the floor area of the proposed building exceeds 1,000 square metres.

SITE:

The application site is located within the open countryside approximately 2km north west of Ryton and 1.5km south of Kirby Misperton. The site is accessed from Dicky Grounds Lane to the south via a private track which is approximately 550 metres in length. The application site is relatively flat arable land to the west of the woodland shelter belt which encloses the existing farmstead. The site is within Flood Zone 3.

The residential property known as White Lily is 280 metres to the south. The farms of South View and North Farm are approximately 500 metres to the north east. North West Farm is 600 metres from the site. Public footpath number 25.41/12/1 follows a west-east alignment where it passes the farm approximately 230 metres north of the application site.

PROPOSAL:

Planning permission is sought for the erection of a general purpose agricultural building for farm produce and housing of machinery and livestock.

The building would measure 48.8 metres in length by 24.4 metres in width, having a footprint of 1,189 square metres. The building would be of steel portal frame construction and would stand 7 metres to the eaves and 10 metres to the ridge. The rectangular building would stand parallel to the access road which leads to the main farmstead with a ridgeline which would run east-west.

Externally the northern and eastern elevations would comprise 1.5m high grey concrete panels to the lower walls with Olive Green metal sheeting for the upper walls. The southern elevation would comprise 1.5m high grey concrete panels to the lower walls with Yorkshire Board style vertical timber cladding for the upper walls. There would be three gated accesses in the southern elevation and two bays would be open sided for access and natural ventilation. The western elevation would be open sided. There would be a natural grey fibre cement sheet covering (with 10% clear natural light sheets) to the shallow pitched roof.

The proposed building is required to provide undercover storage for farm machinery, produce, bedding straw, feed and livestock housing.

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)

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 (NPPF)

National Planning Practice Guidance (PPG)

APPRAISAL:

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 purpose-built agricultural building would support land based activity and the rural economy. The proposed development would support the functioning of the established mixed farming enterprise and, in turn, would sustain existing levels of employment at the site.

Design, appearance and impact upon the open countryside

The proposed building has a substantial footprint and, within this rural context, can be regarded as major development. The size of the building is a functional requirement for the farming operation.

The existing farmstead benefits from a dense band of woodland planting which provides a strong sense of enclosure within an otherwise open agricultural landscape. It is clear that there is no space for a building of the proposed size within the existing farm yard and the other existing buildings within the yard area are in use for the existing arable and livestock business. As a result there was Officer concern that the proposed building could appear detached and 'on its own' and further justification for the siting

was requested in light of the nearby public vantage points from the public right of way 230 metres to the north.

The applicant has explained that the proposed site is an area of very little agricultural value and productivity as it has been used for storage of agricultural produce and machinery for several years and has not been cropped with any arable cereals for a long period of time given it is sheltered by the trees and is poorer quality land.

The site is a level area and relatively close to the existing farmstead and therefore benefits from good access from both the farmstead and the main farm access road without affecting the farm's productivity. The shelter belt to the east also provides a degree of screening.

In light of all the openings/access points in the building being on the southern and western elevations there is an opportunity to plant a screening belt to the north. It has been agreed with the applicant that a thick band of woodland planting is to be established parallel to the northern elevation as a continuation of the existing which encircles the farm. The indicative position of the planting is shown on the site plan and the final planting detail shall be secured by condition. It is considered that the planting will mature to provide screening and soften the appearance when viewed from the public footpath.

The design of the building is typical of a modern agricultural building. The proposed metal sheeting and timber boarding is considered to be representative of other modern agricultural buildings in Ryedale. The dark green colour will also ensure that the building will be better integrated into the surrounding landscape and blend with the existing and proposed woodland planting.

It is considered that the siting, scale and design is acceptable and subject to the proposed woodland shelter belt being established would ensure that the proposed development would not be visually prominent in the open countryside and would not have a materially adverse effect on the character of the agricultural landscape in compliance with Policies SP16 and SP20.

Impact on residential amenity

The proposed development site is relatively isolated from any residential properties in the locality. The nearest residential receptor is the single dwelling 'White Lily' which is 280 metres to the south. The occupants have been notified of the application and no comments have been made. 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 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.

Highways

The proposed building would be served by the existing access which links to the public highway to the south. It is not anticipated that the proposed building would give rise to any significant increase in farm traffic on the local highway network. The Local Highway Authority has no objection and 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.

Flood risk and drainage

The site is 1.5km west of Costa Beck and 2.6km north of the River Rye and within Flood Zone 3. The application is accompanied by a Flood Risk Assessment which confirms no history of flooding at the farmstead and surrounding land including the application site.

The proposed surface water drainage involves discharge to an existing swale on site which in turn discharges to the local land drainage system (Lund Forest Drain).

The Lead Local Flood Authority (LLFA) and the Internal Drainage Board (IDB) initially requested further information in relation to the surface water storage arrangements and the swale on site.

Further information has been provided by the applicant which details the field drainage system and identifies the swale on the northern and eastern perimeter of the farm shelter belt. It confirms the storage and discharge arrangements and also the proposal to install a pipe culvert to ensure discharge from the system does not exceed 3.5 l/s. The applicant has also provided detail in relation to the maintenance arrangements for the drainage system.

The IDB are satisfied with the further information in respect of drainage and have confirmed no objection. A final response from the LLFA is pending. The Environment Agency have no objection.

It is considered that, subject to any other requirements from the LLFA, the proposal would not increase flood risk to the users of the development or elsewhere over the lifetime of the development and suitable surface water drainage arrangements can be provided in compliance with 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 through the expansion of an established mixed farming enterprise. The proposed development would not have an unacceptable impact on the open countryside, local amenity, highway safety or flood risk. 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** subject to the following conditions; and any further requirements of the LLFA.

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):

Location Plan
Site Plan (showing proposed shelter belt woodland)
Elevations (North & South) ref. WFT/R Featherstone and Son, dated April 2021
Floor Plans and Elevations (East & West) ref. WFT/R Featherstone and Son, dated April 2021

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 No development of the site shall take place without the prior written approval by the Local Planning Authority of a landscape scheme for the site that indicates numbers, species, heights on planting, and positions of all trees and shrubs, specifications and schedules, phasing of planting, seeding or turfing and existing plants to be retained. No trees, shrubs, or hedges within the site that are shown to be retained on the approved plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without prior written agreement with the Local Planning Authority. Thereafter the scheme shall be implemented as approved unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to satisfy the

requirements of Policies SP16 and SP20 of the Ryedale Plan, the Local Plan Strategy.

- 5 External lighting at the site shall be limited to that required for the security purposes and the safe movement of pedestrians and vehicles. Details shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include the position, height, angle of lighting, illuminance level and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the reduction of light pollution and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan, the Local Plan Strategy.