

Item Number: 11
Application No: 21/01392/FUL
Parish: Appleton-le-Street Parish Meeting
Appn. Type: Full Application
Applicant: Mr Kyle Teasdale (K & B Teasdale)
Proposal: Erection of an agricultural livestock building for the housing of pigs (resubmission of refusal 21/00527/FUL dated 25.06.2021)
Location: Land East Of Gatehouse Appleton Lane Appleton Le Street Malton North Yorkshire

Registration Date: 11 October 2021
8/13 Wk Expiry Date: 6 December 2021
Overall Expiry Date: 16 November 2021
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Environmental Health Recommends Conditions
Appleton-le-Sreet Parish Meeting
Highways North Yorkshire No Objection

Representations: Mr T Stone, Mrs Lucinda Thompson, Miss Sally Raines,

SITE:

The application site, Land East of Gatehouse, Appleton Lane, is located in Wider Open Countryside to the north of Appleton le Street and on the north side of the B1257. It relates to an existing agricultural unit, which includes a number of fields in the local area and 2no. agricultural buildings.

The precise site location within this unit for the new proposed building would be located approximately 147 metres to the west of the existing nearest agricultural building on the site. It would be accessed via the existing site access onto Appleton Lane. The building would be located approximately 221 metres to the east of the nearest residential property, The Gatehouse beyond the existing agricultural buildings.

The other closest residential properties in the village are located along Appleton Lane and the B1257 is located approximately 550 metres to the south of the site. The nearest properties at Amotherby are over 850 metres away.

There are open fields to the north, south, east and west. A public footpath run to the south of the site, east to west between Appleton Lane and Main Street of Amotherby (approximately 140 metres to the south of the proposed building) and another publicly accessible route runs from Appleton Lane northwards, connecting to the highway to the north of Amotherby. This site is located in the historic Vale of Pickering Landscape Character Area. The Howardian Hills Area of Outstanding Natural Beauty is located approximately 560 metres to the south of the B1257.

PROPOSAL:

Planning permission is sought for the erection of an agricultural livestock building for the housing of pigs (resubmission of refusal 21/00527/FUL dated 25.06.2021)

The proposed building would span approximately 24.3 metres x 27 metres and would have a maximum pitched roof height of approximately 8.4 metres, with an eaves height of approximately 5.18 metres.

This would incorporate low concrete panels to 1.5 metres, with traditional Yorkshire Boarding to the east and west elevation, with green steel profile sheeting to the north and south elevation. The roof would be completed with grey cement fibre roof panels. Storage tanks for feed and water would be provided to the southern elevation of the building. Three openings would be present in the western elevation.

At the request of the Environmental Health Officer, a concrete area has been shown to the south of the site, to assist in the loading/unloading of stock. This was not considered necessary to be advertised as this was in the original red line of the proposed development and is considered related to the original description.

The Applicant took the opportunity to put forward additional supporting information on the 15th June 2021 as part of the previous application which has been resubmitted as part of this application. This notes: *“Currently our father farms the farm himself but as he gets older he will need further help to do the farm work, me and/or my brother are in the position to do this. However the farm currently cannot support two or more people’s living so the extra income created by the weaner growing unit will help with this thus creating another job and a great investment for the future. It would also help us through the uncertain times farming in the UK is already going through and in the near future following Brexit and corona virus.*

Weaner pigs are small 8-12 kilo on arrival and are grown only to around 35 kilo before leaving the farm, they are bedded in deep straw and do not create smells and noise like older fattening pigs would do as they are not at the age where they will produce excessive amounts of muck and are not mature enough to want to fight. A slight smell may be made when mucking and washing out every 10 weeks but no more than when we already cart and spread pig muck onto the farm from another unit. In advance to this no muck will be led onto the farm from elsewhere anymore because of the new unit and no straw will have to be led off the farm which is done at the moment in a straw for muck deal with another local pig unit. This will result in even less tractor related traffic up and down the lane. Traffic has been deemed not a problem by the highways due to the small amount of new traffic it will cause.

From the position of where we are wanting to build the shed it is clear we have thought about closest neighbours welfare to our best, and cannot see why it would be a problem as it is some 220m from the closest building and is blocked by 2 other farm buildings in terms of sight and noise reduction. We also cannot understand why it is an issue as there are livestock sheds only 160m from the gatehouse property in the other direction which is far closer than we intend to build.

It has been mentioned that the building will be built in an open area of countryside which goes against certain planning rules; as mentioned this is to keep it as far away from any public and neighbours as possible. If the sight of the building is seen as an issue we are totally happy to allow hedgerows to grow and/or plant trees and more hedges to cover the building in time. It’s is only 17 foot tall so it is shorter than existing buildings on the farm.

If the building was not to go ahead the farm would have to seek another way to make the extra income from options such as outdoor pigs which are far less pleasant but do not require any permissions to do so. I would like to think that you would agree that the project is better contained in a shed rather than across the fields we already own.

All in all the weaner unit is a great investment opportunity for two aspiring young farmers in an industry that is hard to get into and is shouting out for young people to get involved, it would create good local economy and puts local produce into the market.”

Previously submitted information dated 17th May 2021 also noted the following in relation to associated journeys:

*“One staff visit each day to feed and check on stock.
Feed wagon delivery is twice every 10 weeks (automated feed system)
New pigs delivered every 11/12 weeks
Collection of pigs every 10/11 weeks*

Vehicles numbers

Small car/van once per day

2no hgv every 11/12 weeks delivery of pigs

3no hgv every 10/11 weeks collection of pigs

2no hgv every 10 weeks feed deliver”

HISTORY:

The following is the most relevant planning history:

13/01432/FUL: Erection of an agricultural building for the storage of machinery and grain. Approved.

15/00476/FUL: Erection of agricultural building to store a mobile grain dryer and for grain storage and general agricultural use. Approved.

21/00527/FUL: Erection of an agricultural building to house pigs. Refusal. This application was refused for the following reasons:

1. The proposed agricultural building, by virtue of its intended use for up to 1000 weaning piglets is considered likely to result in a materially adverse impact upon the residential amenity of the occupiers of the nearest noise sensitive residential dwelling (located approximately 220 metres to the west) as a result of potential excessive noise associated with the housed livestock.

The proposal is therefore contrary to Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

2. The proposed agricultural building by virtue of its isolated siting from existing farm buildings and significant scale is considered to have a material adverse effect upon the character and appearance of the wider open countryside. This site falls within the Vale of Pickering Landscape Character Area, as identified in Policy SP13 Landscapes of the adopted Ryedale Plan - Local Plan Strategy and the building would be highly visible from public views, including the closely located public rights of way to the south and north west. The proposal is therefore contrary to Policy SP13 (Landscapes), Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework and the National Planning Policy Framework.

POLICIES:

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

REPRESENTATIONS

3 letters of objection have been received in relation to this proposal. They have been partially summarised below but these are available for Members to review in full on the planning file.

1st November 2021 – Occupier of Ryedale Cottages, Main Street, Amotherby

- *We live directly inline with the proposed building.*

- *There are already 2 unsightly buildings that we can see and adding a third will start to make this view very industrial.*
- *Having commented on the first application for this shed and made suggestions for landscaping I can see that these suggestions have been ignored and there are no proposals for dense screening on the South side of the building.*
- *The wind usually comes from the West, so we are directly in line for all noise and smells from this building so for that reason I also object.*
- *I object to more sheds being built in open countryside where there are already 2 large industrial sheds.*
- *I also suggest (if this were to be passed) a condition on this planning application to restrict the age on the pigs grown here. The applicant has stated they will only be housing young pigs. This needs to be a condition so that in the future it cannot house older and louder animals and cause further problems.*

1st November 2021 – Occupier of 2 Ryedale Cottages, Main Street, Amotherby

We feel it will create a noise and smell nuisance that would mean we would not be able to enjoy being at our property thus negating the Environmental Protection Act of 1990

10th November 2021 – Occupier of The Gate House, Appleton Lane, Objection

* Their building according to the Town and Country Planning (General Permitted Development) (England) Order 2015 would form a protected building, meaning that this application may well have been required on that basis.

* *“Noise and Smell – The proposed building some 200m from my home and the use for the housing of pigs will inevitably cause smell and noise to an unacceptable level, particularly in the summer months.”*

* *“Highways – the inevitable increase in the use of the access to and from the building by HGVs will result in an unacceptable impact on the amenity of my property by reason of noise and dust.”*

* It was noted that the poor alignment, poor junctions/ insufficient width/ poor condition/ unsuitable gradients and lack of footways/lighting/turning are considered unsuitable for the traffic that would be generated by this proposal.

* The proposal is contrary to the National Planning Policy Framework and the Ryedale Plan, Local Plan Strategy. The response proceeds to highlight local and national planning policies, including Paragraph 127 of the NPPF relating to amenity where it notes developments should ensure “a high standard of amenity for existing and future users.” Policy SP20 of the Ryedale Plan Local Plan Strategy is also highlighted, specifically relating to character, amenity safety and access parking and servicing.

“I bought my home as my forever home, for a peaceful, quiet calm life to enjoy. Not to have a pig unit opposite me that will cause noise, smell vermin etc. big wagons turning in front of my property at any time of the day/night that potentially could damage my fence, curb, verge and churn up the road and disturb my life.

This application for the pig unit is having a detrimental affect on my well –being. I am stressed having trouble sleeping. Generally making me feel ill with it all.

This is my home. I cannot financially move to find anything the same as I now have and do not wish to, also should I have to move in the future any pig unit will be detrimental to my ability to sell as who would want to live opposite a piggery. This is my home.”

APPRAISAL:

The key considerations in assessing this application are;

- i) Principle of development
- ii) Character, Form and Landscape Impacts
- iii) Impact upon residential amenity
- iv) Access and Highway Safety

v) Other matters including consultation responses.

i) 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/rural business, the principle of a further agricultural building to support the activity is acceptable. This proposal is 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 Landscape Impacts

Policy SP13 Landscapes of the Ryedale Plan, Local Plan Strategy notes the Vale of Pickering is one of the District's broad Landscape Character Areas. It confirmed: *development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historic and cultural influences, natural features and aesthetic qualities including:*

- *The distribution and form of settlements and buildings in their landscape setting*
- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses.*
- *Visually sensitive skylines, hill and valley sides.*
- *The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure.*

SP16 Design of the Ryedale Plan, Local Plan Strategy notes: *Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which "Reinforce local distinctiveness and... Protect amenity and promote well-being."*

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Appropriate materials and traditional construction methods and techniques are used.*
- *Topography and landforms*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures.*

Policy SP20: Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- *New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses*
- *Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses*

As noted, the proposed building would span approximately 24.3 metres x 27 metres and would have a maximum pitched roof height of approximately 8.4 metres, with an eaves height of approximately 5.18 metres This would incorporate low concrete panels to 1.5metres, with traditional Yorkshire Boarding to

the east and west elevation, with green steel profile sheeting to the north and south elevation. The roof would be completed with grey cement fibre roof panels. Storage tanks for feed and water would be provided to the southern elevation of the building.

It was concluded in the previous report that solely in design terms the proposed agricultural building is not considered unacceptable, being of fairly traditional and typical construction, representative of many agricultural developments through the District and this view remains the case.

Concern was however raised that the positioning of this large proposed building (c147 metres to the east of the existing buildings on site) would create visually isolated and disconnected development within the wider open countryside that may have been detrimental to the character and form of the locality. It was also noted that the site itself is on relatively flat, low ground and the land rises to the south, meaning this proposed isolated building would be highly visible from various viewpoints, including the public rights of way in close proximity.

The Case Officer, in pre-decision correspondence with the Agent as part of the last scheme dated 9th June 2021 did acknowledge *“I appreciate that it was perhaps intentional to move this proposed building away from the residential property but this has had the effect of creating a further sporadically placed, isolated building in the midst of what is a particularly open section of the countryside.”*

However, as part of this application, a specific Landscape and Visual Impact Assessment has been undertaken and submitted in support of the application. (LVIA Ltd September 2021)

The LVIA has been undertaken in line with the Guidelines for Landscape and Visual Impact Assessment describes and considers all the potential effects of the proposed development and identifies whether this would lead to a positive or adverse impact. This includes an assessment on landscape character impacts, including a baseline study that describes and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change, landscape and visual assessment and visual effects, including sensitivity and magnitude on identified visual receptors, further assessed in light of potential mitigation.

This undertakes analysis from 4 specific views in the locality, including from the public right of way 0.16km to the south (viewpoint 1) and Appleton Lane, 0.39km to the north west (viewpoint 2.) At these points it is noted that the magnitude of change would result in a *“perceptible change to an observer”* but the whilst the sensitivity is high, the magnitude is ‘small’ and the significance of the effect if notes as moderate, not a material change. It is noted at both these points that the type of effect *“would be comparable to the type of agricultural development that already exists to the west.”* The other viewpoints analysed have lower magnitudes of ‘small’ and ‘negligible.’ These were from the B1257 looking northwest towards the site at a distance of 0.64km (viewpoint 3) and from the bridleway 25.7/3/2 looking north east towards the site at a distance of 0.99km (viewpoint 4.)

The LVIA concludes the following in sections 6.1.1 – 6.1.6:

“The scale and nature of the development and its juxtaposition to other agricultural development will have a high landscape character sensitivity and the magnitude of change is small; therefore resulting in a level of landscape effect of moderate/minor (i.e. not a material change).

The visual effects are minimal due in most part to dense intervening vegetation between the viewer and site, the topography in the area and the similar agricultural setting of the proposed scheme.

For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however and will not require mitigation during the construction process.

The viewpoints assessed showed that the site is at least partly visible from all of the four assessed and that none of these views can be considered subject to a material change. The majority of

receptors in the local area can be considered high or medium, (users of PRoW, bridleway or road users). The visual impact of the development on the open countryside has been assessed as worst case scenario, as moderate/minor (i.e. not a material change). Views of the site from within the AONB are very limited and any change as a result of the proposal is barely discernible.

Mitigation measures would include:

- *Native tree and hedgerow planting to the site boundaries;*
- *Management and maintenance of existing surrounding hedgerow and trees;*
- *The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending, for example green metal sheeting.*

With suitable mitigation measures, the development will have a minor visual impact and a minor landscape impact (i.e. not a material change)."

This report will be made available for Members on the annexing.

It is considered that the proposed materials identified are of the type recommended by this report and these are indicated on what would become the approved plans if this proposal were approved.

A proposed site plan with landscaping has been submitted by the Agent, this indicated new hedgerow to the north and west of the building, with gaps in the southern hedgerow to be replanted. This would be in close proximity to the existing eastern hedgerow. This would be completed with native hedgerow plants at 40-60cm high. 13no. additional hedgerow trees are also proposed which would be field maples and English oak varieties, at a minimum height of 1.8 metres which is welcomed. This would be conditioned for completion in the first available planting season following the construction of the building.

A further condition to require full details of any new lighting is also recommended, due to the positioning of this building in the wider open countryside.

It is considered in light of the detail, analysis and conclusions contained within the Landscape and Visual Impact Assessment, the proposal is acceptable on the basis of this robust landscaping scheme and appropriate materials. The original concern relating to character and positioning has therefore been satisfactorily addressed. It is acknowledged that this position, at the greatest distance from neighbouring properties has been chosen on the basis of limiting amenity harm.

iii) Impact upon Residential Amenity

Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- *New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence*
- *Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise*

As noted above, objections to this scheme have been received from neighbouring residents in relation to loss of amenity, which include noise from pigs, noise from traffic, potential smells associated with the proposed development. As noted above, there has been incoming information from the Applicant outlined above which conveys their views on the more limited impacts associated with weaner pig units.

The Agent further expanded upon this in the letter dated 11th October 2021: *“A weaner pig unit of for 1000 pigs would be classed as a very small unit based on UK standards. Squealing of pigs is generally associated with anticipation of feed, and this problem has been designed out of modern pig building through the use of automated ad lib feeding systems where feed is constantly available to the pigs. Stress and squealing issues, are generally resulting from aggression between animals, and these issues are more akin to pig finishing units rather than weaner units.*

Therefore, the response of the Environmental Health Officer, which justifies the first reason for refusal, appears to be based on a misunderstanding of the proposed development. In order to address this reason for refusal, a detailed noise impact assessment has been prepared by Matrix Acoustics, and this report forms part of the planning submission.”

A Noise Impact Assessment (Matrix 8th September 2021) where 7 locations in Appleton le Street/Amotherby were assessed (A-G). The noise impact considered livestock noise emissions (the general and highest individual livestock noise levels were used) and transport noise. The source data of livestock noise was modelled from a similar agricultural building for pigs.

This report concluded that the calculations *“have established that at the nearby dwellings (A - G, Figure 2) the:*

- *General livestock noise levels will be significantly below BS8233 guidance noise limits for external amenity areas*
- *Livestock noise ingress levels via an open window will be significantly below our suggested noise ingress limit (10dB below BS8233 noise ingress limits)*
- *Livestock generated maximum noise levels will be significantly below WHO’s sleep disturbance threshold*
- *Livestock noise emissions will result in a negligible to very low noise impact (Rating Level significantly below the assumed background noise level)*
- *Aggregate of the livestock and transport activities results in:*
 - o *Stock collection/deliveries: negligible to low noise impact*
 - o *Feed deliveries: very low to marginal impact. The marginal impact is considered acceptable when taking into consideration that the feed deliveries only occur during the day, are infrequent and of a short duration and result in very low absolute noise levels (significantly below BS8233 guidance noise limit for external amenity areas and results in noise ingress levels via an open window below our suggested noise ingress limits)*

On the basis livestock noise emissions will not adversely affect health and wellbeing and the aggregate livestock and transport Rating Levels will not result in a BS4142 adverse noise impact, we conclude that the proposed development is acceptable with regard to noise.”

The Council’s Environmental Health Officer reviewed this and directly requested an updated report from the Agent in relation to expansion upon the original calculations/justifications made with the report. This updated was received on the 8th December 2021.

The Environmental Health Officer confirmed in an email dated 27th January 2022 that *“Having assessed the Noise Impact Assessment Acoustic Reports M2137/R01 Sept 2021 and M2137R01A Dec 2021 submitted by Matrix Acoustic Design Consultants in support of this application I recommend that the following conditions be included to protect the amenity of neighbouring properties:*

- * *Pigs limited to 1000 weaners (less than 40Kg) and to be kept within the building at all times*
- * *The building to be served by an automatic feeding system*
- * *HGV loading/unloading of stock via a concrete apron to the west of the building*
- * *HGV feed delivery to a silo located to the south of the building*
- * *HGV visits limited to day period only (7.00am to 7.00pm)*
- * *Weather protection measures e.g. windbreak mesh, identified in the acoustic report to be implemented to reduce noise from the pigs*

I would also recommend that a manure management plan be implemented to again protect the amenity

of neighbouring properties.”

In light of this, the Case Officer contacted the Agent to highlight this response discuss the submission of a Manure Management Plan and updated elevations to include the windbreak mesh, as well as the inclusion of a concrete apron as requested and details of landscaping.

The Agent responded on the 3rd February 2022 with an updated landscaping plan as detailed above, also showing a concrete apron to the south. They noted *“I have asked the noise consultant to amend the report, as the reference to gale breakers is an error. The proposed building has timber boarded walls (which will actually be better for noise suppression). Please can you condition the Manure Management Plan, as we will need a consultant to prepare this.”*

The Environmental Health Officer was consulted on these points and noted on the 4th February 2022 *“Happy to accept a concrete apron to the south of the proposed building and to remove the condition pertaining to the provision of windbreak mesh (Gale Breakers).”*

It was noted in the previous report that *“The aspects in relation to noise from vehicles following receipt of the additional information from the Agent in relation to journeys was however considered acceptable and the potential odour was also considered by the EHO to be potentially surmountable.”* The Environmental Health Officer in assessing this specific scheme has been able to review the anticipated associated number of journeys and vehicle types that would be associated with this development outlined above and has recommended the relevant condition to limit HGV journeys to appropriate daytime hours.

It is therefore noted that subject to these recommended conditions highlighted above, including the submission of a Manure Management Plan prior to the introduction of animals onto the site that the previous concern in relation to adverse noise associated with the proposed development has been overcome.

iv) Access and Highway Safety

North Yorkshire County Council Highways Team confirmed *“There are no local highway authority objections to the proposed development.”*

The Highways Officer also noted *“I would draw your attention to Condition 05 of approval 15/00476/FUL, which has yet to be implemented.”* This will be included as an informative on the decision notice and this will be highlighted to the Planning Enforcement Officer for further monitoring.

It is therefore not considered that this proposal is unacceptable in terms of access or highway safety, in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

v) Other matters including consultation responses

It is noted that the surface water would be drained to soakaway. The site just falls within the area covered by the Vale of Pickering IDB. Further detail from the Agent on the 4th February 2022 noted *“It’s proposed to manage the drainage through infiltration only so no links to field drainage or idb assets.”* This is considered acceptable.

Conclusion

It is considered that the original two reasons for refusal as part of the earlier refusal have been satisfactorily addressed, through the submission of additional supporting material undertaken by specialists and the inclusion of specific conditions.

It is therefore considered that the proposed development is in accordance with Policies SP1, SP9, SP13, SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.

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 documents/plan(s):

Site Location Plan
Proposed Elevations, Floor and Block Plan (Drawing no. KT202103-1)
Site Plan with Landscaping Proposals (Drawing no. IP/KRT/01)

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

- 3 Prior to its installation, full details of all new lighting within the application site shall be submitted to and agreed in writing by the Local Planning Authority. This shall include full details of types of lighting including levels of illumination.

Reason: To ensure appropriate lighting is secured within this area of wider open countryside and to prevent harm to visual amenity, in accordance with the aims of Policy SP13 Landscapes and Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 4 Unless otherwise agreed in writing by the Local Planning Authority, the approved landscaping scheme is as detailed on the 'Site Plan with Landscaping Proposals' drawing - IP/KRT/01 and the details contained within email from the Agent dated 4th February 2022 relating to hedge planting heights. All planting, seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, and any trees or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13 and SP20 of the Ryedale Plan, Local Plan Strategy.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, this building shall house a maximum of 1000 weaner pigs (at a weight of less than 40Kg) and these animals shall be kept within the building at all times

Reason: To prevent harm to neighbouring amenity by virtue of noise impacts in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 6 Unless otherwise agreed in writing with the Local Planning Authority, the animals contained within this building shall be served by an automatic feeding system

Reason: To prevent harm to neighbouring amenity by virtue of noise impacts in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 7 Unless otherwise agreed in writing with the Local Planning Authority

- o all HGV loading/unloading of stock shall be undertaken via the concrete apron to the south of the building
- o all HGV feed deliveries shall be made to a silo located to the south of the building
- o all HGV visits shall be limited to day time period only (7.00am to 7.00pm)

Reason: To prevent harm to neighbouring amenity by virtue of noise impacts in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 8 Prior to the installation of any livestock within the development hereby permitted, a manure management plan shall be submitted in writing to the Local Planning Authority for their prior written approval. This shall detail the measures to be taken to minimise environmental issues through the correct collection and storage of animal waste. It shall detail the methods of animal bedding and area cleaning. Such a plan shall be reviewed whenever there are significant changes, and implemented or at the request of the Local Planning Authority.

Reason:- In order to protect the amenity of surrounding properties, and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

Informative

- 1 Attention is drawn to the response of the Local Highway Authority in relation to the outstanding Condition 05 of approval 15/00476/FUL. This should be addressed as soon as possible and this matter will be referred to the Council's Enforcement Team.