

Parish: Danby Wiske
Ward: Morton on Swale
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Committee date: 28 June 2018
Officer dealing: Mrs H Laws
Target date: 8 June 2018

18/00494/FUL

Construction of a slurry pit
At Land south west of Low Brockholme Farm, Streetlam
For H Pattison Partners

This application is referred to Planning Committee at the request of a member of the Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site lies approximately 0.7km to the south of Streetlam on the western side of the road. To the south east, on the opposite side of the road, lies Middle Brockholme Farm at a distance of approximately 250m. To the north east lies Low Brockholme Farm at a distance of more than 200m. The application site has no relationship with these existing farms, rather the development is for the benefit of Willow Tree Farm, Thrintoft which is approximately 1 mile from the site.
- 1.2 It is proposed to construct an agricultural building for the storage of slurry. The farming activity undertaken at Willow Tree includes a 480 strong herd of cows and heifers. The enterprise has 200 acres of land at Willow Tree Farm; 73 acres at the Streetlam site; 30 acres at Great Langton; and 30 acres towards Langton Hall. All slurry is currently stored at Willow Tree Farm, which has capacity for just over half the storage required under new DEFRA regulations. It is proposed to provide the additional capacity at the Streetlam site in order to improve the efficiency of the farming operation. It would allow slurry to be transported at times of the year when it was convenient to do so (for example, during the winter months) rather than having to transport the slurry when it was required to be spread on the land.
- 1.3 The dimensions of the building would be 59.43m x 14.65m with a ridge height of 5m. The building would consist of a steel portal frame with Anthracite coloured fibre cement roof sheets. A 3m deep pit would be proposed below the building, lined with pre-cast concrete panels.
- 1.4 The building is required in the form proposed due to the need for a vehicle to access the pit; the roof is required to prevent rainwater falling directly into the pit.
- 1.5 There is an existing access onto Streetlam Lane, which serves another agricultural building that lies approximately 550m to the west.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 None

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP15 – Rural regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP9 - Development outside Development Limits
Development Policies DP25 – Rural employment
Development Policies DP26 – Agricultural issues
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP43 - Flooding and floodplains
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – No observations and no objection.
- 4.2 Highway Authority – Following the submission of further information from the applicant, vehicle movements to the application site have been confirmed to currently amount to 200 loads per annum. It is to be noted that once the slurry is transported to the proposed storage pit, the loading and distribution operation will take place on the application site, avoiding the need for the slurry tanker to return to Willow Tree Farm to reload during the spreading operation. Therefore the use of this access will not be intensified. Consequently there are no local highway authority objections to the proposed development
- 4.3 Environmental Health Officer – Having viewed the further information provided, whilst there is no guarantee that the development will not result in some disturbance to residential occupiers, taking into account the method of filling the pit, nature of the area and the lack of public comment or history of complaint I do not wish to raise any objection to the proposal.
- 4.4 Public comments - None received.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are (i) the principle of development; (ii) the impact on the character and appearance of the surrounding countryside; (iii) residential amenity; and (iv) highway safety.

Principle

- 5.2 National planning policy is generally supportive of development that promotes the development of agricultural businesses. This is reflected at local level through LDF Policy DP26, which is supportive of agricultural development if it is also acceptable in terms of other policies and subject to measures that guide development (including the design and siting) of new agricultural buildings to locations which are sensitive to their environment.
- 5.3 The benefits to the agricultural practice are apparent as set out in the applicant's supporting statement and set out in paragraph 1.1 above. Officers are not questioning this element of the proposal.

Impact on the rural landscape

- 5.4 The landscape in this area is characterised by large open fields (dairy and arable) broken up by hedgerows and interspersed by farmsteads with a variety of traditional

and modern buildings. Due to the open nature of the countryside the landscape character is considered to be relatively sensitive to new development proposals.

- 5.5 In this instance the building is sited away from the main farmstead and would lie in a prominent position immediately adjacent to the highway. The concern is that the proposed building would represent an isolated structure, which would cause a level of harm to the character and appearance of the area. This would be in conflict with criterion iv of policy DP26 which guides agricultural development (including the design and siting) of new agricultural buildings to locations which are sensitive to their environment; and Policy DP30, which states that the openness, intrinsic character and quality of the District's landscape will be respected and where possible enhanced.
- 5.6 Whilst there is clear policy support for agricultural development, insufficient justification has been submitted to outweigh the landscape and visual impact and the proposed development would be contrary to LDF Policies CP26 and DP30.

Residential amenity

- 5.7 The Council's Environmental Health officer has concerns but raises no objections to the proposed development. The nearby properties are also agricultural properties. Should any nuisance issues arise they could be addressed by Environmental Health regulations.

Highway safety

- 5.8 The Highway Authority has no objections to the use of the existing access for the proposed development.

Planning Balance

- 5.9 Whilst officers accept the benefits of the proposal to the agricultural it is considered that the applicant has not fully evaluated all alternatives and consider that the proposed development will result in a significant harmful impact on the character and appearance of the countryside and that this harm is not off-set by the agricultural benefits of the proposals.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reasons:
1. Whilst the principle of new agricultural development in the countryside is supported, insufficient information has been submitted to justify the siting of the building away from the main farmstead. Consequently the need for the development does not outweigh the landscape and visual impact of the building, which will appear as an isolated feature in the countryside in conflict with Local Development Framework Policies DP26 and DP30.