

**Parish: South Kilvington**  
Ward: Bagby & Thorntons  
**14**

Committee Date : 18 October 2018  
Officer dealing : Caroline Strudwick  
Target Date: 27 September 2018  
Date of extension of time (if agreed): 22 October 2018

**18/01791/APN**

**Application for Prior Notification for a proposed agricultural building to cover an existing straw based FYM muck store.  
at Land Between Upsall Lane And Hag Lane Hag Lane South Kilvington North Yorkshire  
for Mr Sanderson.**

**1.0 PROPOSAL AND SITE DESCRIPTION**

1.1 The site lies to the east of the A19. On site is an agricultural building, constructed of block work and corrugated metal sheeting. There is a cement slab on site, and a manure muck heap.

1.2 This application seeks permission for the construction of a new agricultural building to cover an existing straw based farm yard manure (FYM) muck store. The building is to measure 54.5m by 18.2m (991.9 sqm). It is to be 4.8m to the eaves, and 7.2m to the ridge. The buildings to be open sided on all elevations.

1.3 The roof materials are proposed as cement fibre profiled sheeting, to match the other agricultural buildings on site.

**2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

2.1 None.

**3.0 RELEVANT PLANNING POLICIES:**

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

National Planning Practice Guidance

**4.0 CONSULTATIONS**

4.1 None required for an Agricultural Prior Notification.

**5.0 OBSERVATIONS**

5.1 Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), commonly known as the GPDO, relates to 'agricultural developments on units of 5 hectares or more.

5.2 The proposal is for the erection of a structure, reasonably necessary for the purposes of agriculture. The applicant farms approximately 72 Ha on the eastern side of the A19, and a total of 333.97 Ha in the wider area. The applicant has a number of pig farms in the area, totalling 3000 breeding sows. The land associated to the application is farmed as arable land by the applicant.

5.3 The ground area covered by the development would not exceed 1000 square metres, at 991.9 sqm. The applicant has confirmed that there has not been any other agricultural building constructed on the agricultural unit in the last two years, the agricultural unit extending to the land on the eastern side of the A19.

5.4 The site is not located within 3 kilometres of the perimeter of an aerodrome and the height of the building would not exceed 12 metres.

- 5.5 The farm lies way from any settlement, however, there is a residential dwelling at Park View, South Kilvington some 170m to the west of the site to the south. These dwellings are not associated to any agricultural unit but as the buildings will not be for the housing of livestock, slurry or sewage sludge this is acceptable under the terms of the GDPO. The building is for the use of storing muck in a dry environment before it is to be spread.
- 5.6 The development would not be within 25 metres of a metalled part of a trunk road or classified road.
- 5.7 It would be constructed on a site with an existing agricultural building and be viewed as part of the existing farmstead; as such whilst the building would be visible from the A19 and the minor roads in the vicinity it would not significantly detract from the appearance of the rural landscape.
- 5.8 The materials would reflect those of the existing agricultural buildings. As such, it is concluded that the proposed building will satisfactorily respect its surroundings and is considered acceptable.
- 6.0 RECOMMENDATION:
- 6.1 That the application be determined that: **PRIOR APPROVAL IS NOT REQUIRED**