

**Parish: Romanby**  
Ward: Romanby  
**12**

Committee Date : 15<sup>th</sup> November 2018  
Officer dealing : Mr M. Pearson  
Target Date: 27<sup>th</sup> November 2018

**18/02101/FUL**

## **Construction of a pig farrowing house**

**at Romanby Grange, Boroughbridge Road Northallerton, North Yorkshire  
for P. Phillips.**

The application is brought before Planning Committee as the applicant is related to a Member of the Authority.

### **1.0 PROPOSALS AND SITE DESCRIPTION**

- 1.1 Romanby Grange is a 670 acre agricultural holding located off Boroughbridge Road on the southern edge of Romanby. The farm consists of a farmhouse & office and numerous agricultural buildings used for a pig breeding enterprise. The site is accessed from Boroughbridge Road via a tarmac surfaced driveway. Residential properties on Oaktree Drive are located approximately 100m to the north, whilst open farmland surrounds the farm to the east, west and south.
- 1.2 Planning permission is sought to construct a farrowing building in the south-east corner of the farm complex, on part of the adjacent field enclosed by hedgerows. The building is to be located in the north-east corner of the field and is situated immediately adjacent to the tall hedgerow that forms the northern edge of the field. Immediately to the west are a number of modern portal framed agricultural buildings. To the south and east are agricultural fields. The closest residential properties are located approximately 100m to the north of the proposed building on Oak Tree Drive.
- 1.3 The proposal seeks full planning permission for the construction of a pig farrowing house consisting of 16 farrowing "places" to replace existing farrowing accommodation which is beyond economic repair and no longer fit for purpose. The proposed building will not increase the number of sows (380) on the farm. The farrowing accommodation provides a temperature controlled environment for the Sows to give birth. The piglets then remain on the mothers for 28 days, providing a ventilated house to keep sows cool.
- 1.4 The proposed building measures approximately 14.5m long x 7.9 m wide x 2.4m in height to the eaves and 3.5m in height to the ridge. The external cladding proposed is a green coloured GRP with white UPVC window frames and will be covered by a green fibre cement roof. The structure will be constructed over sealed, underground concrete slurry tanks. The slurry store will have the capacity to hold 3 months slurry for regular removal to control the environment in the building. An off-site slurry store is available within the land farmed by the applicant. Rainfall onto the roof of the new building will be removed from the site either using the existing drainage system which drains into the beck to the east or by soakaways.

### **2.0 RELEVANT PLANNING HISTORY**

- 2.1 The site has the following relevant planning history:
  - 2/95/123/0487A - Construction of an agricultural building for the accommodation of livestock - Granted 15.09.1995

- AN2/96/123/0487B - Application of Prior Notification to construct a tractor and feed store- Granted 03.12.1996
- 11/02590/FUL - Construction of a pig farrowing building – Withdrawn 18.01.2012
- 11/02591/FUL - Construction of a weaner grower building and silo - Withdrawn on 18.01.2012
- 11/0592/FUL - Construction of a sow building - Withdrawn on 18.01.2012
- 12/00998/FUL - Construction of a sow building – Granted 27.07.2012
- 12/00999/FUL – Construction of a pig farrowing building – Granted 27.07.2012
- 12/01000/FUL - Construction of a weaner grower building and silo – Granted 27.07.2012
- 13/02345/FUL - Construction of an agricultural building to cover existing manure store – Granted 05.12.2013

### **3.0 RELEVANT PLANNING POLICIES**

3.1 The relevant policies of the Development Plan are as follows;

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  
 Development Policies DP3 - Site accessibility  
 Development Policies DP9 - Development outside Development Limits  
 Development Policies DP25 - Rural employment  
 Development Policies DP30 - Protecting the character and appearance of the countryside  
 Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation  
 Development Policies DP32 - General design  
 National Planning Policy Framework – July 2018

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – no observations received to date
- 4.2 HDC Environmental Health Officer - no observations received to date
- 4.3 Environment Agency – No observations received to date
- 4.4 Publicity - Site notices were erected close to the application site and near neighbours have been consulted in writing. The period for replies expired on 12<sup>th</sup> November 2018.
- 4.5 No comments have been received.

### **5.0 OBSERVATIONS**

- 5.1 The main issues for consideration in the determination of this application relate to; i) the principle of the development; ii) design matters; iii) landscaping and; iv) impact on neighbour amenity.

#### Principle

- 5.2 Paragraph 83 of the NPPF notes that planning policies and decisions should support a prosperous rural economy through the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, and promote the development and diversification of agricultural and other land-based rural businesses.
- 5.3 Policy CP4 of the Core Strategy stipulates that development in the open countryside will only be supported when an exceptional case can be made and when inter alia “it is necessary to meet the needs of farming...and will help to support a sustainable rural economy.”
- 5.4 Policy DP26 of the Development Policies DPD states that agriculture will be supported...by measures that include inter alia ii) promotion of sustainable forms of agriculture which include environmentally sensitive, organic, and locally distinctive food production and iv) guiding development of new agricultural buildings...to locations which are sensitive to their environment.
- 5.5 The proposed farrowing building is considered to contribute to sustainable economic development that supports traditional land-based activities and is therefore considered to comply with the aims and objectives of the NPPF and policies CP4 and DP26 of the Hambleton Local Development Framework. The principle of the proposed development in this location is considered acceptable.

#### The Character of the surrounding area

- 5.6 Policy DP32 of the Development Policies DPD requires all development to be of the highest quality. Development proposals must seek to achieve creative, innovative and sustainable designs that take into account local character and promote local identity and distinctiveness.
- 5.7 The proposed design is similar in appearance to other agricultural buildings on the farm complex and to other farm buildings located throughout the District. In addition, the green coloured façade will help reduce its immediate presence within the landscape.
- 5.8 The proposed building will be located in a discrete location in the south-east corner of the farm complex and will be generally screened from public views by the existing buildings within the complex or otherwise by the surrounding hedgerows. It is therefore considered that the design and form of the proposal is acceptable and that the proposal complies with Local Development Policy DP32 .

#### Residential amenity

- 5.9 Policy DP1 of the Development Policies DPD stipulates that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.
- 5.10 The nearest residential dwellings, Oak Tree Drive, are located approximately 100m to the north of the application site. The proposed development is a similar distance to these properties as the existing farming activities and as such the proposed

development is considered to be no more onerous on residential amenity than the existing farm.

- 5.11 The slurry store will have the capacity to hold 3 months slurry for regular removal to control the environment in the building. An off-site slurry store is available within the land farmed by the applicant.
- 5.12 The principle of the proposed development is acceptable and the site specific issues, including design, landscaping, impact on neighbours and highway impacts. The proposal therefore accords with the aims and policies of the Hambleton Local Development Framework.

## **6.0 RECOMMENDATION:**

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s):

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the general layout drawing prepared on 18/05/18 received by Hambleton District Council on 2<sup>nd</sup> October 2018 unless otherwise agreed in writing by the Local Planning Authority.
3. No slurry or manure arising from the development hereby approved shall be spread on the land north of Romanby Grange between Romanby Grange and dwellings on Oaktree Drive.

The reasons for the above conditions are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP16, CP17, DP30 and DP32.
3. In order to protect the amenity of neighbouring residents in accordance with Policy DP1 of the Development Policies DPD.