

Parish: Thrintoft
Ward: Morton on Swale
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Committee date: 30 May 2019
Officer dealing: Mrs H Laws
Target date: 26 April 2019 (no EoT agreed)

19/00267/FUL

Construction of two steel portal frame buildings for the storage of agricultural machinery

At: Weather Hill, Thrintoft

For: Mr John Adamson

This application is referred to Planning Committee at the request of Councillor Phillips.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site lies approximately 1.5km to the north of Thrintoft village on the eastern side of Thrintoft Moor Lane. The application site, which lies immediately south of the existing dwelling known as Weather Hill, is currently used as an external storage area for agricultural machinery.
- 1.2 It is proposed to construct two identical buildings on the site, partly to accommodate the machinery that is currently stored outside. The buildings would each be 24.4m x 15.25m in size with an eaves height of 4.5m and a ridge height of 6.5m. The walls would be olive green coloured box profile sheeting with a natural grey fibre cement sheet roof. An alternative has been suggested of Yorkshire boarding for the southern gable elevations.
- 1.3 The scheme includes a landscaping proposal, which would allow the southern boundary hedge to be increased in height. An additional three trees would be planted along the boundary.
- 1.4 An agricultural contracting business operates from the application site. The applicant operates a contract farming business, which operates over 98 hectares. The buildings would be used to store the machinery and equipment currently stored externally and to store straw, grain and fertiliser. Two buildings are required in order to keep fertiliser and straw separate for safety reasons and for compliance with Farm Assurance Certification.
- 1.5 The diversification into farming has allowed the applicant's two sons to become part of the business and remain in the locality.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/161/8/PA – Outline application for the construction of an agricultural workers dwellinghouse. Permission refused; appeal allowed 1978.
- 2.2 2/161/8A/PA – Details of the construction of an agricultural workers dwellinghouse with domestic garage. Permission granted 28/6/1979.
- 2.3 2/97/161/0008F – Construction of an agricultural building and formation of an access road. Permission granted 23/7/1997.
- 2.4 2/97/161/0008G – Modification of a condition to permit the occupation of an agricultural workers dwelling by an agricultural contractor. Permission granted 20/6/1997.

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
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
National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Parish Council – we have been anxious to help to secure the successful continuation of this trading farm contracting business in our village. Knowing that the storage of some machinery previously stored at Ivy House farm would be affected by the proposed demolition of sheds there and building of houses, we supported in principle the proposal to construct storage facilities at the applicant's site. This would also tidy up that site by machinery being 'out of sight'.

Thrintoft remains a village with working farming. It is important to support these valued working members of our community.

We hope that you will be able to work with the applicant to secure agreement on design, height et al which is acceptable from a planning point of view as well as appropriate for the size of the highly expensive machinery to be stored.

4.2 Public comments - no comments received (expiry date for representations 19/4/2019).

5.0 OBSERVATIONS

5.1 The main issues to consider are (i) the principle of development; and (ii) the impact on the character and appearance of the surrounding countryside. There are no near neighbours whose amenity would be affected by the proposed development.

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 the development (including the design and siting) of new agricultural buildings to locations which are sensitive to their environment.

5.3 The site lies outside any defined Development Limit boundary. Policy CP4 supports development outside of these Limits only when an exceptional case can be made for the proposals in terms of Policy CP1 and CP2 and where one of six criteria can be met. Criterion i) of Policy CP4 relates to the development being necessary to meet

the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in a smaller village or the countryside that will help to support a sustainable rural economy.

- 5.4 The use operating on this site, and on other land in the vicinity, is not a new use but would allow the consolidation of existing operations onto a single site. The agricultural activity does not take place in this location but it would allow the existing external storage to be moved internally within the proposed buildings. In this instance there is no working farmstead and some of the equipment, and all of the straw and grain, are currently stored elsewhere.
- 5.5 One of the reasons for relocating equipment currently stored elsewhere is as a result of the loss of existing buildings due to anticipated demolition following the grant of planning permission for residential development. It is not essential that the equipment and machinery is stored in this location and there may be an alternative location available that would have a lesser impact on the appearance of the rural landscape. No information has been provided to suggest that other, less prominent sites have been considered or would not be appropriate.
- 5.6 It is considered that there is conflict with policy CP4 as the business could be carried out in a location other than the application site and is considered could be operated from an Industrial Estate, or similar built up area. No assessment of alternative sites has been undertaken.

Impact on the rural landscape

- 5.7 The buildings would lie in a prominent position on a site that is immediately adjacent to the highway. The proposed buildings would be large structures positioned in a clearly visible location, 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.
- 5.8 The existing boundary hedge is approximately 2m in height and would provide some screening for the lower parts of the buildings' gable elevations. The landscaping scheme proposes to increase the height of the hedge, although no final height is specified. The eaves height of the building is 4.5m and the ridge height is 6.5m so a significant part of the gable of each of the building would remain visible and with a total width of more than 15m, a large expanse of building would be visible above the hedgeline, from a considerable distance when viewed from a southerly direction.
- 5.9 There is a backdrop of trees along the northern side of the application site, which would reduce the visual impact of the development but this lies outside of the control of the applicant and cannot be relied upon for screening purposes in the long term.
- 5.10 There is clear policy support for agricultural development, and in this case, this must be weighed against the landscape and visual impact of the proposed development which is considered to set a conflict with LDF Policies CP26 and DP30.

Planning balance

- 5.11 The application site is an existing operational yard with resulting movements and activities which must be considered in the planning balance. The proposed development would provide some benefits including the provision of a storage facility for machinery, equipment and agricultural products for the existing operation. These benefits are acknowledged and are welcomed. These benefits must be weighed

against the harm identified in terms of the visual impact of the proposal and the impact on the character of the area.

- 5.12 On balance, it is considered that the harmful impact of the development on this site is outweighed by the benefits identified.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

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 Plans received by Hambleton District Council on 05 February 2019 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

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 Policy(ies) .
3. To ensure that the external appearance of the development is appropriate to the character of the area and to comply with the requirements of Development Policies DP30 and DP32.