

**Parish: Ainderby Steeple**  
Ward: Morton-On-Swale  
**11**

Committee Date : 22 August 2019  
Officer dealing : Ms Helen Ledger  
Target Date: 14 August 2019  
Date of extension of time (if agreed): 26 August 2019

**19/01346/FUL**

**Construction of a roundhouse agricultural livestock building.**

**At: Hall Farm Warlaby North Yorkshire DL7 9JS**

**For: Mr Brian Phillips.**

**The application is brought to Planning Committee as the applicant is a Member of the Council.**

**1.0 PROPOSAL AND SITE DESCRIPTION**

- 1.1 The site is located in the open countryside to the south of the A684 Northallerton to Ainderby Steeple road where it meets the road to Warlaby. Access is proposed via an existing road access from the A684. The site is currently an arable field.
- 1.2 It is proposed to construct an agricultural roundhouse to support an existing livestock enterprise located to the south at Hall Farm Warlaby. The proposed Roundhouse is 30.25m in diameter, with an eaves height of 4.1m and overall height of 8.5m. The building covers an area of 719sq m. immediately surrounding the Roundhouse building will be an 8m wide perimeter track, which is used when feeding and cleaning out.

**2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 83/0299/FUL - 2/83/003/0021A - Warlaby Sand Quarry (Parish Of Ainderby Steeple) Renewal Of Consent For The Tipping Of Inert Waste Materials.

**3.0 RELEVANT PLANNING POLICIES:**

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

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP15 - Rural Regeneration  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP4 - Settlement hierarchy  
Development Policies DP25 - Rural employment  
Development Policies DP26 - Agricultural issues  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Core Strategy Policy CP17 - Promoting high quality design  
Development Policies DP32 - General design  
Development Policies DP33 – Landscaping  
National Planning Policy Framework 2019

**4.0 CONSUTATIONS**

- 4.1 Warlaby Parish meeting - no objections or comments.
- 4.2 Ainderby Steeple Parish Council - no objection to the proposal.

- 4.3 NYCC Highways - No objection thanks to clarification on likely vehicular movements. Conditions recommended preventing mud on the highway and to deal with traffic and parking during construction.
- 4.4 Environmental Health - As the design and access statement shows the structure of the proposed building with its open sides it is thought odour and fly infestation problems would be unlikely. It is recommended that there is a distance of 400 metres from the manure store to the nearest non-associated dwelling house to prevent impact on residential amenity from odour or flies. Alternatively the use of a planning condition to require the applicant to submit a waste and fly management plan to be agreed by the local planning authority detailing how manure will be managed, stored and managed off site, to prevent unacceptable odour and fly infestation. The agreed scheme shall be implemented and maintained for the duration of the planning permission.
- 4.5 Site notice posted 22.07.2019 and expired 12.08.2019. No public comments received.

## **5.0 ANALYSIS**

- 5.1 The issues to consider are i) the principle and agricultural need for the proposal; ii) the visual impact on the character of the countryside; ii) impact on local residential amenity and; iv) highway safety.

### Principle and Agricultural Need

- 5.2 Policies contained within the Hambleton Local Development Framework promote rural enterprises to meet the needs of farming, as set out in Policy CP4. In addition, paragraph 83 of the 2019 NPPF supports "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." Development Policy DP26 is supportive of related agricultural development where it helps to sustain an existing enterprise and otherwise complies with Local Development Framework policy. The principle of agricultural development is therefore accepted in this location.
- 5.3 The accompanying design and access statement describes the need for this proposal. It states that it is in order to make efficiencies in the farming operation, by creating new stock housing to support the existing cattle farming operation. The cattle at present are scattered across three farms over three miles away; which is extremely time consuming, labour intensive and costly in terms of vehicle movements associated with animal feed and straw delivery. The proposed building would improve both farming efficiency and the welfare of cattle. The wish is to improve the efficiency of working and the feeding of the animals by employing the most up-to-date housing and handling methods. The proposal would have a clear agricultural need and will help support the rural economy compliant with policy CP4 part i).

### Landscape Impact

- 5.4 The National Planning Policy Framework (NPPF) at paragraph 83 supports the sustainable growth of all types of businesses in rural areas through well designed new buildings and the development of agricultural businesses. It continues to state that rural businesses will by nature be beyond settlements and in countryside locations such as this, it is important that development is sensitive to the surroundings and will not have an impact beyond local roads.
- 5.5 Policy DP26 states that agriculture will be supported but includes the requirement of "guiding the development (including the design and siting) of new agricultural

buildings to locations which are sensitive to their environment". Policy DP30 states that "The openness, intrinsic character and quality of the District's landscape will be respected and where possible enhanced." and also requires that "The design of buildings, and the acceptability of development, will need to take full account of the nature and distinctive qualities of the local landscape". With these policies in mind it is therefore important to ensure that the siting of this type of building is appropriate.

- 5.6 It is understood the location has been chosen after careful consideration of other available sites across the agricultural holding. Other locations were discounted due to flood risk and the close proximity of residential neighbours. It is understood the site selected was because of the existing good highway access and as animals can easily be moved between the building and existing adjacent fields. The site was also chosen as the soil here is of poor quality; subsoil and rubble with a topping of poor stony top soil; which corresponds with its previous use as a quarry.
- 5.7 It is noted that the north and eastern edges of the site benefit from existing tree and hedgerow landscaping belts fronting the public highway, and that this is thickest and highest on the north east corner of the site; where the proposed roundhouse would be located. The landscape is generally rolling in this area of the district and of agricultural character. The land drops away gently to the south of the site and continues to the nearby village of Warlaby some 460 metres to the south.
- 5.8 The village is surrounded by established trees and landscaping but on approach to the junction of Warlaby lane with the A684 the proposed building will be seen against the existing tall hedgerows along the road frontages. It will also be seen when travelling eastward towards Northallerton on the A684 through the proposed access where the trees and hedgerows are absent. The building is substantial at 8.5 metres high and over 30 metres in width, however it is noted the design and dimensions of the structure are substantially lower than may local agricultural buildings.
- 5.9 The development represents a new visual impact on the existing open countryside, which policy DP30 seeks to protect for its own sake and for its openness and intrinsic qualities. The applicant has clarified that the proposal will require minimal infrastructure with no immediate requirement for additional buildings as the operation can be supported from the nearby Hall Farm which also forms part of the agricultural unit.
- 5.10 The applicant states that the site will require levelling and this process will achieve a lower finished level than the current field level. The applicant has proposed a landscape bund to the south to help screen the proposal on approach from the south, created from the excavated spoil. Final details of this form part of a planning condition within the recommendation. This is considered necessary to ensure that the development is adequately assimilated into the landscape.
- 5.11 It is considered that whilst the proposed building will be visible, owing to the existing tree and hedgerows around the site, the proposed landscape capacity is such that the proposed development can be assimilated into the landscape without significant harm to the character and appearance of the area.

#### Residential Amenity

- 5.12 Policy DP1 seeks to maintain residential amenity by requiring all development proposals to adequately protect in particular; privacy, security, noise and disturbance, pollution, odours and daylight. It is considered that the proposal would not create any significant impacts on daylight, privacy or security as the structure is not in the immediate vicinity of residential property.

- 5.13 New farm buildings on sites away from existing farmsteads create new impacts on local amenity in terms of noise and odours that require careful assessment. It is understood that the closest house is Bridge Close, 56 metres away which is a tied agricultural dwelling occupied by the applicant. Further dwellings are located to the east, around Howden Bridge, the closest being Long Arce at 184 metres away. The Environmental Health team have advised that the design of the building will prevent odour and flies becoming a problem but it is possible that waste manure will generate nuisance as it accumulates on site. A condition is recommended to require the submission of a waste and fly management plan detailing how manure will be managed, stored and managed off site to prevent fly infestation.

#### Highway Safety

- 5.14 The application makes use of an existing access onto the A684. Visibility in this location is generally good, although the access is in relatively close proximity to Warlaby Crossroads. The Highway Authority sought clarification with regard to the likely number of vehicle movements generated by the proposals. Following submission of this information the Highway Authority confirmed that they have no objections to the proposed development. It is considered that the proposed development will have no detrimental impact on highway safety.

#### Planning Balance

- 5.15 There is an identified need for the roundhouse building and the advantages of the proposal to the existing farming enterprise are clear, however this proposal will create an impact on the open countryside in a location that is currently free of any significant agricultural buildings. It is considered, on balance, that the benefits of the development combined with the conditions set out in the recommendation, outweigh the landscape impacts of the proposals.

### **6.0 RECOMMENDATION:**

- 6.1 That subject to any outstanding consultations the application be **GRANTED**
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 drawing(s) numbered Block Plan and Elevations received by Hambleton District Council on 19 July 2019 unless otherwise approved in writing by the Local Planning Authority.
  3. Prior to bringing the development into use a waste and fly management plan shall be submitted and agreed by the Local Planning Authority detailing how manure will be managed, stored and managed off site, to prevent unacceptable odour and fly infestation. The agreed scheme shall be implemented and maintained for the duration of the planning permission.
  4. Prior to the construction of development other than the formation of the access and initial site clearance, detailed levels shall be provided to and agreed by the Local Planning Authority, showing cut and fill operations along with any landscape bund around the site. The development shall then be implemented in accordance with the approved details.

5. The hedges bounding the site to the North and East, shall be maintained at a height of not less than 3m, unless otherwise agreed by the Local Planning Authority.
6. Prior to occupation of the development hereby approved a detailed landscaping scheme shall be submitted in writing to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved scheme.

The reasons 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 protect residential amenity and to comply with Hambleton Local Development Framework Policy DP1
4. In order to ensure that the proposed development does not result in adverse impacts on the landscape character of the area and to accord with the requirements of Development Policy DP32 and DP30.
5. In order to ensure that the proposed development does not result in adverse impacts on the landscape character of the area and to accord with the requirements of Development Policy DP32 and DP30.
6. In order to ensure that the proposed development does not result in adverse impacts on the landscape character of the area and to accord with the requirements of Development Policy DP32 and DP30.