

Parish: Thirkleby High & Low With Osgodby Committee date: 14 January 2021
Ward: Raskelf & White Horse Officer dealing: Mr. M. Pearson
1 Target date: 18 January 2021

20/01997/FUL

Construction of a steel portal framed agricultural building for the purpose of housing pigs

At: Bridge Farm, York Road, Thirkleby

For: Mr D Sanderson

This application is presented to Planning Committee as the applicant is related to an elected member of the Council

1.0 Site, Context and Proposal

- 1.1 The application site is located at Bridge Farm which is located to the west of the A19, south west of Thirkleby. The farm comprises two storey residential properties adjacent to the highway, with a variety of modern agricultural buildings (one of which is painted red) to the rear (west). Despite siting close to the A19, short distance views to farm complex are restricted by the surrounding hedgerows and vegetation. However, longer distance views, particularly from the north are possible across the surrounding agricultural land to the modern agricultural buildings particularly the one painted red.
- 1.2 The surrounding context is defined by agricultural land with isolated farm complexes and dwellings that form the rural context to Thirkleby. The nearest residential properties not associated with the farm complex are located c.200 from the proposed building to the east and south-east.
- 1.3 The proposed building is to be sited immediately to the north of an existing shed and would therefore result in an L-shaped range. The existing buildings are served off the existing access point to the south-east of the complex on to the A19. The dimensions of the proposed building are approximately 17m wide x 42m long, eaves at 5m and a ridge height of 7.1 m. The proposed building is to be constructed of concrete panels with timber boarding above. Part of the south and east elevations will be open-sided and will have gates for access to the building. The pitched roof is proposed to be covered with a anthracite coloured fibre cement sheet material. The building would house up to 500 weaners. The details state that an 'all in - all out' system would be in place where the weaned pigs would be housed for around 8-10 weeks and then moved onto the next growing stage. This would be a dry based muck system as the weaners would be on straw and the muck would then be spread on surrounding arable land which acts as a natural fertiliser.

2.0 Relevant Planning and Enforcement History

2.1 None

3.0 Relevant Planning Policies

3.1 The relevant policies of the Local Development Framework are:

- 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 CP17 - Promoting high quality design
- Development Policies DP1 - Protecting amenity
- Development Policies DP26 - Agricultural issues
- 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

Emerging Local Plan Policy

Hambleton emerging Local Plan

As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. The Hambleton Local Plan was considered at Examination in Public during Oct-Nov 2020. Further details are available at <https://www.hambleton.gov.uk/localplan/site/index.php>

The Development Plan for Hambleton is the Local Development Framework and the emerging Local Plan is no more than a material consideration. The Local Planning Authority may give weight to relevant policies in an emerging plan as advised in paragraph 48 of the NPPF.

Hambleton Local Plan Publication Draft July 2019

- Policy S 1 - Sustainable Development Principles
- Policy S 5 - Development in the Countryside
- Policy EG 7 – Rural businesses
- Policy E 1 - Design
- Policy E 2 - Amenity
- Policy E 3 - The Natural Environment
- Policy E 7 - Hambleton's Landscapes
- Policy RM 3 - Surface Water and Drainage Management

4.0 Consultations

- 4.1 Thirkleby High & Low With Osgodby Parish Council – No response received.
- 4.2 Environmental Health – No objection.
- 4.3 NYCC Highways Authority – No objection.
- 4.4 Yorkshire Water - No response received.
- 4.5 Yorkshire Wildlife Trust - No response received.
- 4.6 Natural England - Natural England requested that a “Simple Calculation of Atmospheric Impact Limits” (SCAIL) Report be completed due to the proximity of the application site to and number of SSSI’s. The two closest SSSI’s are as follows: Pilmoor c.5km to the south-west and Snape Hill Quarry c.4km to the east. In response to the SCAIL report Natural England raised no objection.
- 4.7 Public comments - No comments received.

5.0 Analysis

- 5.1 The main issues to consider relate to i) the principle of the proposal; ii) the design and appearance of the building; iii) visual impact and iv) impact upon the amenity surrounding properties.
- 5.2 The site currently operates as an agricultural business and the proposal involves the provision of additional floorspace to cater for an additional 500 weaner pigs. 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. It is therefore considered that the provision of an additional building to support a farming enterprise on an existing site is acceptable in principle and is in accordance with Local Development Framework policy DP26. Policy EG 7 of the emerging Local Plan also supports new buildings where there is an operational need.
- 5.3 The design and appearance of the proposed building with a concrete panel plinth and vertical timber boarding above is typical of modern rural structures and therefore it is considered appropriate within the rural setting.
- 5.4 With regard to visual impact, the proposed building is to be located adjacent to the existing buildings on the site. As noted above, long distance public views to the existing buildings on the site are possible from the north and south along the A19. However, it is noted that the proposed building would sit against the north gable of the existing modern building and would therefore read as part of a wider complex of buildings. In addition, the proposal would obscure some views of the building

painted red in views from the north and this is considered to be a benefit to the visual appearance of the site. On this basis the proposal is deemed to be acceptable and does not raise any concerns regarding visual impact.

- 5.5 With regard to the potential impact on amenity Environmental Health has been consulted on the application and raised no concerns regarding the proposal.
- 5.6 Following the receipt of additional information on vehicle movements NYCC Highways Authority have raised no concerns with regards to the application. The proposal is considered to be acceptable from a highway capacity and safety perspective.
- 5.7 With regard to biodiversity it is noted that Yorkshire Wildlife Trust had not responded and following the submission of a SCAIL Report, Natural England raised no objection. The distances from the site to the nearest protected habitats are considered in this case to mitigate any significant harmful impacts arising from the growing of pigs in the proposed building.

Planning Balance

- 5.8 It is therefore considered the proposed agricultural building is acceptable in principle and its design is considered appropriate. In addition, it would not cause any undue harm to landscape character of the area, the amenity of surrounding properties or any harmful impact on the identified SSSI's. It is considered that the proposed development complies with the relevant Local Development Framework policy in terms of design, visual impact and amenity and is otherwise in accordance with local and national policy requirements.

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 proposed block plan drawing, proposed plans and elevations drawings received by Hambleton District Council on 9.9.2020 unless otherwise approved in writing by the Local Planning Authority.

3. The building shall not be brought in to use until a drainage system has been installed in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reasons:

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 CP17 and DP32.
3. In the interest of satisfactory and sustainable drainage.