

15/01323/FUL

Change of use of agriculture land to use as storage area for implements and machinery in association with groundworks and agricultural contracting business at Dalton Lane, Dalton, North Yorkshire for Mr J Binks

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The scheme is being brought before Members to form part of the planning balance to be considered as part of application 15/01324/FUL, elsewhere on this agenda.
- 1.2 The area proposed to change use is positioned to the west of the proposed dwelling which is part of 15/01324/FUL. The area measures approximately 15m x 37m and was previously used as an airfield runway. No structures are proposed.
- 1.4 Access would be from Dalton Lane to the east, shared with that to the proposed dwelling.
- 1.5 Open agricultural land extends to the west, and commercial premises are positioned to the north of the site.
- 1.6 The development would consolidate storage that currently takes place at the applicant's home, at a relative's property in the vicinity and on sites between contracts.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/37/56B/PA - Revised application for the siting and details of the construction of an agricultural workers bungalow with domestic garage at Part OS 7900; granted 1985.
- 2.2 15/00259/FUL - Construction of replacement dwellinghouse; withdrawn 8 June 2015.
- 2.3 15/01324/FUL - Construction of a dwellinghouse; Pending consideration.

3.0 NATIONAL AND LOCAL POLICY

- 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 CP12 - Priorities for employment 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 DP3 - Site accessibility
- Development Policies DP4 - Access for all
- 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 DP32 - General design
Development Policies DP33 - Landscaping
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council - no objection.
- 4.2 Highway Authority - no objection.
- 4.3 Neighbours notified and site notice posted - one response received: "I do not object to the basic principle of storing machinery in the proposed area and similarly if the seven vehicles listed under section 10 are to be no larger than 'average sized' agricultural tractors then this would not be an issue. My objection would relate to the potential storage of some of the large machinery used by the applicant. The proposed existing access is limited and not suited to larger vehicles, particularly if transported using low loaders/trailers. I suggest that a relevant limitation on size/weight of vehicles accessing the storage area could resolve the issues raised".

5.0 OBSERVATIONS

- 5.1 The main planning issues to take into account when considering this application relate to (i) the principle of the use in this location; (ii) any impact on the visual amenity of the surrounding area; (iii) any impact on neighbour amenity; and (iv) any highway safety issues that may arise.
- 5.2 The applicant currently stores plant and machinery at a relative's property in the vicinity and on sites between contracts. The applicant resides in Topcliffe with a limited amount of machinery stored adjacent to his home. Whilst this scheme would use land outside of Development Limits, considering the scale of the business in terms of vehicle movements it would be no less sustainable than the existing storage arrangements. The consolidation of storage in a single location would be of benefit to the business and the principle of development is considered acceptable.
- 5.3 The agricultural machinery retailer to the north of the site stores plant and machinery externally. This scheme would continue external storage on the adjacent premises. This would not be at odds or cause harm to the character and appearance of the surrounding landscape subject to details to secure landscape planting and an appropriate limit on the height and size of machinery stored. Subject to these details local visual amenity would be maintained.
- 5.4 The development would relate to the storage and not maintenance of plant and machinery. Storage is a low impact use and would not harm neighbour amenity. A planning condition could be attached to any permission granted restricting the use of the height for storage.
- 5.5 The local highway network is adequate to accept the use proposed and the development would not harm local highway safety.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application 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 drawings and details received by Hambleton District Council on 10 June 2015 unless otherwise approved in writing by the Local Planning Authority.
3. No storage shall take place until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No storage shall occur after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
4. Prior to storage commencing details demonstrating the maximum height and weight of vehicles to be stored on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be adhered to.
5. The site shall not be used other than for the storage of plant and machinery.

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 CP1, CP16, CP17, DP1, DP30 and DP32 .
3. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties. The details are required before storage commences because the scale and quality of landscape planting are fundamental to the acceptability of the use.
4. In the interests of local visual amenity. The details are required before storage commences because they need to be considered in conjunction with the landscaping proposals.
5. In the interests of neighbour amenity.