

**15/02666/FUL**

**Construction of an agricultural storage building  
at Longbridge House Farm, Stillington Road, Easingwold  
for Mrs Jane Grant**

**1.0 APPLICATION SITE AND PROPOSAL**

- 1.1 The application site is south of Stillington Road opposite Easingwold Football Club and the site is to the rear of Easingwold fire station and training centre. There are a number of buildings on the site, a weighbridge and two silos. The site is accessed from Stillington Road and access to the site is via a barrier control system. The Oaklands Way Redrow development to the west (Hurns Way) is visible from the site which is generally open in nature with a line of trees on the west boundary.
- 1.2 The application proposes a new agricultural building measuring 54.8m by 30.4m and 13.8m to the ridge. The proposals would be constructed of portal frame construction in a mixture of concrete grain panels on lower walls and profile sheeting to the upper walls and roof.
- 1.3 The applicant confirms that the proposed storage building is part of an upgrading of the applicant's farm activities. In addition to the agricultural land at Easingwold which the applicant farms they have now agreed terms to farm an additional 712 acres at two other locations in the area. These are 304 acres at New Manor Farm, Carlton Husthwaite, to be farmed under contract and 408 acres at Woodhouse Farm, Rufforth that is rented. These areas are about 7 miles (11km) and 14.0 miles (23km) from the application site respectively.
- 1.4 The two sites at New Manor and Woodhouse Farms are confirmed to be available to the applicant through contract and/or renting and enable a flexible package to be put together that allows them to expand their arable farming but with the flexibility to consider alternative, or additional sites nearer to Easingwold if they become available.
- 1.5 The land will be used to significantly increase the scale of their arable operations on good quality land that enables a variety of commercial crops to be grown, they will focus on cereal production but can include a variety of root or feed crops as market opportunities emerge.
- 1.6 The applicants state that neither of the contract or rental agreements includes the use of any buildings or covered storage on the Farms that this generates a need to develop the storage capacity at Longbridge. Longbridge House Farm will continue to be the operating base from where the additional land will be managed, the land will be farmed primarily by existing staff deployed to sites as operations require but it will also in addition to securing those jobs be likely to provide opportunity for employment growth.
- 1.7 The applicant confirms that the distance of the two parcels of land from Longbridge House is not considered to be unreasonable given the transport related activities of the applicant business collective, and it is planned that the majority of the movements can be dealt with by their own transport making the transport operations both viable and functionally efficient.

- 1.8 The applicant confirms that there will be no grain drying plant in the building.
- 1.9 The site is outside the development limits for Easingwold. The development limits follow the boundary of the fire station and training centre the Leasmires Beck to the west of the site.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 There has been extensive planning history relating to the site with the development starting at the front of the site and moving around to the rear of the fire station and training centre. Some diversification and complimentary uses have been permitted on the site (e.g. vets and general storage) whilst other proposals (e.g. MOT and caravans have been refused).
- 2.2 97/50445/O - Outline application for the construction of a dwellinghouse - Refused - 03.03.1998
- 2.3 97/50446/O - Outline application for the construction of an agricultural building for the accommodation of livestock - Granted - 12.09.1997
- 2.4 98/50376/P - Construction of an agricultural building for the accommodation of livestock - Granted 28.09.1998
- 2.5 98/50377/P - Construction of an agricultural building for the accommodation of livestock - Granted 28.09.1998
- 2.6 98/50378/P Construction of an agricultural building for the accommodation of livestock - Granted 28.09.1998
- 2.7 98/50379/P - Construction of an agricultural building for the accommodation of livestock - Granted 18.12.1998
- 2.8 00/50427/P - Construction of an agricultural building for storage purposes - Granted - 27.04.2000
- 2.9 00/50428/P - Construction of an agricultural building for storage purposes - Granted - 27.04.2000
- 2.10 02/00500/FUL - Construction of general purpose agricultural building for storage of feed and machinery (including the weighbridge) - Granted - 29.04.2002
- 2.11 03/00097/FUL - Construction of an agricultural building for storage and machinery repair purposes - Granted 21.03.2003
- 2.12 03/01614/FUL - Retrospective application for entrance walling at front of site - Granted 16.10.2003
- 2.13 04/00133/FUL - Change of use of part of office block into a veterinary surgery - Granted 31.05.2005
- 2.14 04/02303/FUL - Installation of liquid waste storage tank - Refused 31.05.2005
- 2.15 05/01700/FUL - Change of use of 2 agricultural buildings to general storage purposes - Granted 26.09.2005
- 2.16 06/00029/FUL - Change of use of agricultural building to MOT test centre - Refused 16.06.2006. The reason for refusal stated that the large scale and commercial nature

of the proposed use are considered inappropriate within this rural location and will fail to be supplementary to the existing agricultural enterprise.

- 2.17 06/00425/FUL - Construction of a two storey veterinary surgery - Withdrawn
- 2.18 06/02583/FUL - Retrospective application for alterations and change of use of existing agricultural building to form a storage and office building. Granted 10.01.2007
- 2.19 07/00292/FUL - Revised application (to 06/00425/FUL) for the construction of a two storey veterinary surgery with associated facilities - Granted 17.04.2007
- 2.20 07/01128/APN - Application for prior notification of the construction of an agricultural building for the storage of agricultural machinery - Refused 03.05.2007. This proposal was on the York Road frontage away from the main agricultural yard and was refused due to the proposed size and siting of the building was considered to have a significant adverse impact upon the appearance of the surrounding countryside.
- 2.21 07/02214/FUL - Change of use of agricultural land to the siting of six residential caravans to be used as agricultural workers dwelling - Refused 13.09.2007
- 2.22 08/00838/FUL Revised application for change of use of agricultural land to the siting of six residential caravans - Refused - 23.05.2008. The proposed caravans were proposed to be located in the same position as the proposal for the new agricultural building under 15/02666/FUL.
- 2.23 08/00857/FUL Revised application for the construction of a single storey veterinary surgery with associated facilities - Granted 27.05.2008
- 2.24 10/01634/FUL Construction of a general purpose farm building - Granted 08.12.2010
- 2.25 10/02960/FUL First floor extension to existing office building - Withdrawn
- 2.26 16/00685/FUL - Retrospective application for the use of land and buildings for the display and servicing of motor vehicles and the retention of an office building - On the same agenda

### **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
- Core Strategy Policy CP21 - Safe response to natural and other forces
- Development Policies DP1 - Protecting amenity
- Development Policies DP3 - Site accessibility
- Development Policies DP4 - Access for all
- Development Policies DP8 - Development Limits
- Development Policies DP9 - Development outside Development Limits
- Development Policies DP10 - Form and character of settlements
- 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  
Development Policies DP33 - Landscaping  
Development Policies DP42 - Hazardous and environmentally sensitive operations  
Development Policies DP44 - Very noisy activities  
National Planning Policy Framework - published 27 March 2012

#### **4.0 CONSULTATIONS**

- 4.1 Town Council - Wish to see approved for agricultural storage only and not to be used as part of any waste management activities.
- 4.2 Highway Authority - No objection.
- 4.3 Environmental Health Officer - No objection - conditions relating to external lighting, no mechanical extraction or drying equipment and that the building shall not be used to store farm or other waste are recommended.
- 4.4 Public comment - 4 letters of objection from residents of the nearby residential development raising the following grounds of objection:
- Already suffer from noise and smells from current farm use, an additional building and increased activity would be unbearable.
  - Why do they have to construct this building so close to neighbours properties, with the land they have at their disposal.
  - Was lead to believe that the land behind was to remain unbuilt when property was purchased.
  - Large flood lights operating through the night
  - An addition of further tree planting to screen the building would be welcomed.
  - Question the size and scale of the building.
  - Bring these disturbances closer to our house and make them worse.
  - Will overshadow houses and gardens and potentially cut out sunlight.
  - It will also create a poor view from the rear and affect the re-sale value of property.

#### **5.0 OBSERVATIONS**

- 5.1 The main planning issues to take into account when considering this application relate to (i) the principle of development in this location alongside the relationship to 16/00685/FUL; (ii) the impact on the character and appearance of the area; (iii) the impact on neighbour amenity; and (iv) the impact on highway safety

##### Principle of development

- 5.2 The site has a complex and long planning history with a range of uses approved however the primary purpose of the site is as a hub for the agricultural enterprise with the waste management and other businesses also operating on the site. The planning application 16/00685/FUL, on this agenda, should also be noted.
- 5.3 Taking account of the proposal and the evidence submitted as well as the information supplied, the proposal, whilst large, relates to agricultural enterprises and can be safeguarded as such. It should be noted that previous applications to locate buildings elsewhere in the enterprise have been resisted due to their remoteness and impact on the open countryside. Locating the buildings together has a practicality and there is an existing office building and other buildings that can be co-joined together.

- 5.4 As such, subject to consideration of detailed matters, the proposal is considered acceptable.

#### The Character and Appearance of the area

- 5.5 It is noted that the proposed building would be large and designed to meet the needs of a modern agricultural enterprise. There are also HGV movements on the site and commercial activity occurring relating to the approved waste operations. The proposed building would be designed in a manner akin to the neighbouring building which was approved under planning reference 10/01634/FUL which measures 30.5m x 36.6m with a height to the ridge of 11.9m. This building is to be used for grain and machinery storage.
- 5.6 The building would be similar in character to other agricultural buildings and the scale and size would allow for operations, such as the delivery of goods by trailer to take place within the building.
- 5.7 The proposal would be located on an otherwise open field which is currently grassland bringing the group of buildings closer to the properties on Hurns Way. However, the proposal would be viewed from the countryside against the existing industrial estate and fire station and would effectively infill the land between existing operations and the housing estate whilst leaving a gap of approximately 50m to residential properties. Additional tree planting would assist the development assimilating into the area. The existing trees on the boundary with the Hurns Way estate along Leasmires Beck are the subject of a Tree Preservation Order 12/00001/TPO.
- 5.8 Overall the proposal is in keeping with the scale and character of the existing agricultural and commercial operations on the site, the neighbouring industrial estate and is considered acceptable.

#### Neighbour amenity

- 5.8 Environmental Health Officers note that this application is for an additional building on an existing operation and comment that depending on use, agricultural buildings do have the potential to be a focus for activities which may adversely affect the amenity of neighbours. The particular use of the building proposed in this application is not clearly specified. The application supporting information states that the vehicular access doors are to be in the east gable facing away from the adjacent housing estate. This allows the building envelope to provide some attenuation whilst the building is being accessed. As no acoustic details have been provided it is not clear how much attenuation the building envelope will provide.
- 5.9 Further should this building need to be accessed before 7am or after 11pm, times when neighbouring residents might be expected to be asleep or preparing for sleep, there may be an impact on amenity. However there are no limitations on any of the existing buildings or operations to the nearest building approved under planning permission 10/01634/FUL but restrictions on open storage and hours do exist on buildings approved under planning permission 05/01700/FUL which are further away. It is also noted that the building approved under 10/1634/FUL has an opening fronting the residential properties and therefore a building in front of this could provide some attenuation and potential enhancement in relation to the residential amenity.
- 5.10 As previously stated nearest properties on Hurns Way are approximately 50m from the application site and proposals allowing some alleviation from the activity. It is therefore considered appropriate to restrict open storage on the site and that given

the closer relationship to residential properties, operations within the building should be restricted to 0700 to 2000 hours. Noise attenuation to the building would also be secured by condition.

- 5.11 Due to the distance from residential properties, the proposal would not result in the loss of light or overshadow residential properties. It is noted that there are some floodlights on the existing buildings but there are also significant floodlights to the existing Fire Station.
- 5.12 The proposal is therefore considered not to have a material impact on neighbouring or nearby residents and are considered acceptable.

#### Highway safety

- 5.13 The application site benefits from a wide access onto Stillington Road with good visibility. There are no proposed changes to the access. The Highway Authority's comments are noted and considered. Further it is noted that there would be no significant impact on the ability of HGVs to turn and manoeuvre within the site so that they can exit from the site in a forward gear through the barrier controlled entrance.
- 5.14 Overall it is considered that there would be no significant or material harm to the highway network.

### **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 development hereby permitted shall be carried out in accordance with the approved plan reference PB15/89 Revision B
  3. Prior to the commencement of development details of noise attenuation and acoustic cladding including the acoustic specification with reference to background noise levels at the nearest noise sensitive receptors (Hurns Way) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
  4. The development shall not be commenced until a detailed landscaping scheme for additional planting between the approved building and Hurns Way 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 part of the development shall be used 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.
  5. No external lighting for security or other purposes shall be installed until full details have been submitted to and approved in writing by the local planning authority. The details shall include the number, position, height, main beam angle, spill shield details and the intensity of all lights. Lighting shall not be installed other than as approved.

6. No mechanical extraction or drying equipment shall be installed for use with the building
7. The buildings hereby approved shall not be used other than for bulk storage of agricultural commodities and non-perishable items used in conjunction with agriculture and agricultural contracting. The building shall not be used to store farm waste or other waste.
8. No plant, machinery, materials or waste products shall be stored on any part of the application site outside the building the use of which is hereby approved
9. No additional opening windows or doors shall be installed in the western, northern or southern façade of the building.
10. No operations within or deliveries to the building shall take place outside the hours of 07.00 and 20.00hours.

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. To ensure satisfactory development of the site in keeping with the character of the area and to define the permission.
3. To ensure that the development mitigates noisy activity within the building to residential properties on Hurns Way.
4. To reduce the physical impact of the building and to ensure that the development is in keeping with the character of the area.
5. Having regard to the rural and agricultural nature of the area, the need to reduce light pollution and to mitigate the impact on nearby residential properties.
6. As part of the application it was confirmed that there will be no grain drying plant in the building. Such activity can be noisy and disruptive to residential properties in the vicinity. Such facilities would need to be fully justified and supported by detailed noise assessments.
7. The proposed building is not necessarily suitable for alternative commercial or waste activities due to the proximity to nearby residential properties.
8. Having regard to the rural nature of the site and the potential impact that outdoor storage and associated activity could have on an otherwise open site and the amenities of nearby residents, in particular those on Hurns Way.
9. To ensure that the activity is focused within the existing site area, to reduce the need for any additional hardsurfacing which may have an impact on the rural character of the area and to ensure that the activity from the development does not impact on nearby residential properties, in particular those on Hurns Way.
10. Having regard to the closer relationship of the building to new housing on Hurns Way and to ensure that noisy operations from the building do not impact on residential amenity.