

Parish: Dalton
Ward: Sowerby & Topcliffe
1

Committee Date: 23 June 2016
Officer dealing: Sally Leeming
Target Date: 13 July 2016

16/01140/FUL

**Proposed extension to grain storage building
at Westholme Farm, Islebeck Lane, Islebeck, Dalton
for Mr & Mrs D Sanderson**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application seeks permission for the construction of an extension to a grain storage building. The site is located immediately south of the C-class road running from Sowerby to the centre of Dalton. It is occupied by a farmhouse and various agricultural buildings.
- 1.2 The existing grain storage building is located to the west of the main farm entrance adjacent to the road. The proposed extension would be to the western end and measure 24m x 30m, with dark green coated box profile sheeting to the walls and fibre cement sheeting to the roof. The extended building would increase the storage of grain used to feed pigs at the farm.
- 1.2 The application is to be considered at Committee as one of the applicants is an elected Member of the District Council. In addition, the agent is a former Council officer.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 93/0996/FUL - Construction of a building for pigs; Granted 5 April 1993.
- 2.2 10/00983/FUL - Construction of an agricultural storage building; Granted 15 June 2010.
- 2.3 10/00985/FUL - Construction of a building for housing of livestock; Granted 15 June 2010.
- 2.4 11/00087/FUL - Construction of a pig finishing unit; Granted 10 March 2011.
- 2.5 11/00088/FUL - Construction of a pig finishing unit: Permission Granted 10 March 2011.
- 2.6 11/00089/FUL - Construction of an agricultural building for the storage of grain; Granted 14 March 2011.
- 2.7 11/02251/FUL - Extension to sow house; Granted 18 November 2011.
- 2.8 11/02260/FUL - Construction of a sow house; Granted 18 November 2011.
- 2.9 12/02032/FUL - Lean to extension to agricultural livestock building; Granted 9 November 2012.
- 2.10 13/01580/FUL - Formation of an anaerobic digestion and combined heat and power plant facility; Granted 30 October 2013.

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Development Policies DP1 - Protecting amenity
Core Strategy Policy CP15 - Rural Regeneration
Development Policies DP26 - Agricultural issues
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - no observations.
- 4.2 Natural England - no comments.
- 4.3 Yorkshire Wildlife Trust - response awaited.
- 4.4 Public comment – none to date.

5.0 OBSERVATIONS

- 5.1 The main issues are (i) the impact of the proposed building on the surrounding countryside in terms of its scale, materials and design and (ii) whether it would have a harmful impact on the amenities of any neighbours.

Impact on the countryside

- 5.2 The proposed extension is of a simple and typically agricultural design which matches that of the existing building. The use of green box profile sheeting and fibre cement roof sheets would satisfactorily respect the overall appearance and materials of the existing agricultural buildings on the site.
- 5.3 The proposed siting of the extension on the western end of the existing agricultural buildings would lessen any visual impact it has upon the appearance of the surrounding area as viewed from approaching along Islebeck Lane. There is a well-established dense and tall hedge running along the main roadside boundary of the site and this would provide a high level of screening to the proposed extension. As such it is considered that the proposed development would not have a significant harmful impact upon the appearance of the countryside.

Neighbour amenity

- 5.4 There are no neighbouring dwellings in close proximity to the holding which would be affected by the development.

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 drawing(s) numbered AJC005 and 006 and site plans received

by Hambleton District Council on 17 May 2016 unless otherwise approved in writing by the Local Planning Authority.

3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development 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 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 DP32.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.