

Parish: Well
Ward: Tanfield
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Committee Date: 23 June 2016
Officer dealing: Mrs H M Laws
Target Date: 14 July 2016

16/01082/FUL

**Construction of a lean-to extension to a livestock building to cover an existing cattle loafing/feeding area
at Mowbray Hill Farm, Well
for S Webster, Websters (Farmers) Ltd.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site lies on the northern side of the B6268 between Nosterfield and Masham, approximately a mile to the south west of Well. The farm is set back from the road at the end of a 200m long driveway. The farmhouse lies in the north eastern corner of the farm complex with buildings extending across the farmyard to the west.
- 1.2 The application is for an extension to an existing livestock building. The footprint of the proposed extension would measure approximately 27.5m x 9m with a maximum height of 5.5m, which is the eaves height of the existing building. It would be open sided with a sheeted anthracite fibre-cement sheet roof with a total of six rooflights.
- 1.3 The application is presented to the Planning Committee as the applicant is a relative of a Council Member.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/97/167/0048B - Agricultural storage building; Granted 7 April 1997.
- 2.2 06/01317/FUL - Agricultural building and associated hardstanding; Granted 31 July 2006.
- 2.3 09/01171/FUL - Three cattle buildings; Granted 5 June 2009.
- 2.4 12/01166/APN - Prior notification for a steel portal framed building for housing cattle; No objection 28 June 2012.
- 2.5 12/01175/APN - Prior notification for a steel portal framed building for housing cattle; No objection 28 June 2012.
- 2.6 14/00808/FUL - Agricultural building; Granted 2 May 2014.

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
Development Policies DP1 - Protecting amenity
Development Policies DP26 - Agricultural issues

Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Well Parish Council - no comments and no objections to the application.
- 4.2 Environmental Health Officer - comments not yet received.
- 4.3 Public comment - no comments received to date.

5.0 OBSERVATIONS

- 5.1 There are no near neighbours whose amenity would be affected by the proposed development. Accordingly, the main issues to be considered are (i) the principle of the proposed development; and (ii) the effect of the scale, design and materials of the building on the character and appearance of the surrounding rural landscape.

Principle

- 5.2 The use of the building is to provide a cover over the feeding area; the proposal is required as part of a Government funded feed trial in which the applicant is participating.

Rural landscape

- 5.3 The proposed extension would be of a simple, functional design for the accommodation of cattle. The design of the extension, being open sided, would help to minimise its visual impact. The overall scale, design and appearance of the proposed extension are considered appropriate and would satisfactorily respect its surroundings.
- 5.4 There is a significant amount of tree screening around the farmstead, which restricts public views through the site. The proposed building would not be visible from outside the site and would not detract therefore from the character of the wider rural landscape.

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 location plan and drawings received by Hambleton District Council on 11 and 19 May 2016 unless otherwise approved in writing by the Local Planning Authority.

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.