

Parish: Sowerby
Ward: Sowerby & Topcliffe
15

Committee Date : 21 July 2016
Officer dealing : S Leeming
Target Date: 28 July 2016
Date of extension of time (if agreed):

16/01287/FUL

**Extension to existing agricultural building for the accommodation of pigs.
at Willow Grange Worlds End Sandholmes Lane Sowerby
for Mr & Mrs D Sanderson.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application seeks permission for the construction of an extension to an existing agricultural building for the accommodation of pigs at Willow Grange, Worlds End, Sowerby. The site is accessed from Sandholmes Lane which runs parallel to the A168. It is occupied by a group of agricultural buildings and a dwelling and is sited between The Ranch Caravan Site and allotment gardens.
- 1.2 The proposal is to extend the building at the northern end of the site by constructing a 27m x 18m extension. This is to be constructed of Yorkshire boarding with blockwork below and a fibre cement sheeted roof and is to be used to accommodate pigs. It is stated that there will be no increase in pig numbers kept at the site.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/96/139/0489 - construction of pig building granted 1996

3.0 RELEVANT PLANNING POLICIES:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

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 - response awaited
- 4.2 EHO- response awaited
- 4.3 Natural England - no comments
- 4.4 Neighbours/site notice expired 14 July.

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 typical agricultural design which matches that of the existing building. The use of Yorkshire boarding with blockwork 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 northern 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 Sandholmes Lane and as viewed from the A168 due to it being screened by the existing buildings on the site. 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 To the east of the site there are allotment gardens which have extensive hedgerow and other planting to the boundaries with a field beyond. As such it is considered that the proposed development will not result in any harmful impact upon the amenities of the allotment users.
- 5.5 To the west "The Ranch" caravan storage and small "CL" caravan site (a caravan site approved by an Exempt organisation) immediately adjoins the site. There is a hedgerow to the boundary between the two but this has gaps in places and provides only a small amount of screening. As such the Agent has been contacted and has submitted a landscaping scheme which indicates that along this boundary a traditional species hedgerow will be planted in order to improve this boundary. It is considered that this proposal will not significantly harm the amenities of the occupants of the neighbouring dwelling and will not result in a significant level of change to the use of adjoining land for caravanning, allotment use of caravan storage. Therefore approval is recommended for this proposal.

6.0 RECOMMENDATION:

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

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 005/AJC001 and 002 received by Hambleton District Council on 2 June 2016 unless otherwise approved in writing by the Local Planning Authority.
3. No part of the development shall be used after the end of the first planting and seeding seasons following the first occupation or completion of the building(s) whichever is the sooner, unless the landscaping scheme shown on the landscaping plan received by Hambleton District Council on 29 June 2016 has been carried out. 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.

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 Policy(ies) DP32.

3. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties.