

Parish: Winton, Stank & Hallikeld
Ward: Osmotherley & Swainby
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Committee Date : 21 July 2016
Officer dealing : Mrs B Robinson
Target Date: 2 August 2016
Date of extension of time (if agreed):

16/01286/FUL

Proposed construction of extension to existing agricultural building for the accommodation of pigs (relocated from elsewhere on site - no increase in pig numbers). at Hallikeld Farm Long Lane Brompton North Yorkshire for Mr & Mrs D Sanderson.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is part of a farm approximately 2km east of Brompton, and is accessed by a track from Long Lane. The farm includes a number of mainly modern agricultural shed-style buildings, extending eastwards from the original farm house. Immediately to the north of the site, the neighbouring buildings are in use as a muck store and straw storage respectively.
- 1.2 The land rises upwards gently from west to east, and to the south east. There is a public footpath running west-east along the opposite bank of a beck, located approximately 120 metres to the north. The nearest protected dwelling is Hallikeld House, 410 metres south west of the proposed site.
- 1.3 The proposal is extension of a pig rearing building, Dimensions 22 x 28, max height 7.3 metres. The building materials are Yorkshire boarding to walls and it has been confirmed that the roof material will be anthracite fibre cement. The building is for pig housing. Additional information submitted states that is intended that the proposed building be used for pigs, in conjunction with the existing buildings to the north. Access to the site is via an existing track on the north side of the existing buildings.

2.0 RELEVANT PLANNING HISTORY

- 2.1 2/94/175/0014A - Construction of an agricultural building for the accommodation of livestock and for storage purposes; Granted 1994.
- 2.2 2/97/175/0014B - Construction of an agricultural pig building as amended by plan as received by Hambleton District Council on 25th June 1997; Granted 1997.
- 2.3 2/97/175/0014C - Construction of an agricultural pig building as amended by plan as received by Hambleton District Council 25th June 1997; Granted 1997.
- 2.4 2/97/175/0014D - Construction of an agricultural pig building as amended by plan as received by Hambleton District Council on 25th June 1997; Granted 1997.
- 2.5 13/00166/APN - Application for Prior Notification for the construction of a building to provide cover over a muck heap to prevent water contamination. Granted 22.02.2013
- 2.6 13/00866/FUL - Retrospective application for the construction of an agricultural building to cover existing muck pad. Granted 20.06.2013

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 CP4 - Settlement hierarchy
Core Strategy Policy CP15 - Rural Regeneration
Development Policies DP26 - Agricultural issues
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Development Policies DP30 - Protecting the character and appearance of the countryside

4.0 CONSULTATIONS

- 4.1 Parish Council - expiry 11.6.2016
- 4.2 Neighbours and site notice - last expiry 12.07.2016
- 4.3 Environment Agency - Advice to applicant about regulations.
- 4.4 NYCC Highways - No objections.
- 4.5 Environmental Health - No objections.

5.0 OBSERVATIONS

- 5.1 The building is proposed for a recognised agricultural purpose and thus is acceptable in principle under policy CP4, which allows necessary agricultural development outside Development Limits. The issues to be considered therefore are the design and suitability for the purpose (CP17/DP32), location (CP15/DP26 and CP16/DP30) and any effects on the amenities of nearby occupiers (CP1/DP1).
- 5.2 The simple style of shed is suitable for the purpose required and is in keeping with other modern agricultural buildings in the general area, and existing buildings on this farm. The external timber materials will help the building blend into the wider surroundings.
- 5.3 The building is positioned close to the existing farm range and is therefore not an isolated feature. Due to the lie of the land and the existing field hedges, it does not harm the open character of the countryside. It is visible from the nearby public footpath to the north, but in the context of the existing buildings it is a feature appropriate to the rural surroundings, and would not appear harmful to the enjoyment of the countryside by users of the public footpath to the north.
- 5.4 The nearest dwelling to the farm, Hallikeld House, is approximately 410m away, which is slightly over the distance recommended as providing protection from amenity issues arising from livestock. Particularly taking into account the existing use of the site for pigs, and the confirmation that no additional numbers of pigs are proposed, the new building will not have any significant harmful effect on the amenities currently enjoyed by occupiers at Hallikeld House.

6.0 RECOMMENDATION:

- 6.1 That subject to any outstanding consultations the application be **Granted**, subject to the conditions set out below.
 - 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 AJC0001, AJC0002 and

additional information received by Hambleton District Council on 2 June 2016 and 29th June 2016 unless otherwise approved in writing by the Local Planning Authority.

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(ies) CP17 and DP32.