

Parish: Dalton
Ward: Sowerby & Topcliffe
3

Committee Date: 18 August 2016
Officer dealing: Caroline Strudwick
Target Date: 2 August 2016
Date of extension of time (if agreed):

16/01288/FUL

**Extension to agricultural building to provide manure store
At Westholme Farm, Islebeck Lane, Islebeck
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 to provide a manure store. 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 associated with the pig rearing business.
- 1.2 The proposed development abuts the southern elevation of the existing sow building to the south of the farm complex. The proposed extension would extend to 36m x 18m with an eaves height of 3.2m and a ridge height of 5.4m. The extension is to be an open sided steel portal frame structure with anthracite coloured fibre cement sheeting to the roof.
- 1.3 Manure is currently stored in the open immediately adjacent this plant. The applicant wishes to transfer the manure, which is stored in the open, to the building proposed as part of this application to reduce run-off and ensure that its condition is optimal for use in the anaerobic digester.
- 1.4 The application is to be considered at Committee as one of the applicants is an elected Member of the District Council. The Agent is a former employee.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 93/0996/FUL - Building for pigs; Granted 5 April 1993.
- 2.2 10/00983/FUL - Agricultural storage building; Granted 15 June 2010.
- 2.3 10/00985/FUL - Building for the housing of livestock; Granted 15 June 2010.
- 2.4 11/00087/FUL - Pig finishing unit; Granted 10 March 2011.
- 2.5 11/00088/FUL - Pig finishing unit; Granted 10 March 2011.
- 2.6 11/00089/FUL - 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 - Sow house; Granted 18 November 2011.
- 2.9 12/02032/FUL - Extension to agricultural livestock building; Granted 9 November 2011.
- 2.10 13/01580/FUL - Anaerobic digestion and combined heat and power plant facility; Granted 30 October 2013.

2.11 16/01140/FUL - Extension to grain storage building; Granted 23 June 2016.

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

4.0 CONSULTATIONS

- 4.1 Dalton Parish Council - No comments.
- 4.2 Natural England - No comments.
- 4.3 Yorkshire Wildlife Trust - No comments.
- 4.4 Environmental Health Officer – No objections.
- 4.5 Public comment – None received.

5.0 OBSERVATIONS

5.1 The main issues are (i) whether the scale, materials and design of the proposed building would have a harmful impact upon the surrounding countryside or (ii) the amenities of any neighbours.

Impact on the countryside

- 5.2 The proposed extension is of a simple and typically agricultural design. The open sided design avoids unnecessary solid development and is practical for its use. The materials proposed 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 southern 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 surrounding countryside.

Neighbour amenity

- 5.4 There are no neighbouring dwellings unattached to the holding which would be affected by the development.
- 5.5 The overall materials and design of the proposed extension are considered acceptable and due to the high levels of existing screening it would not have any significant adverse impact upon the appearance of the area. It would not have any detrimental impact on the residential amenities, not least as there are no near neighbours.

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 005/AJC001 and 005/AJC002 received by Hambleton District Council on 2nd June 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 Policies.
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.