

Parish: Newton on Ouse
Ward: Easingwold
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Committee Date: 2 March 2017
Officer dealing: Caroline Strudwick
Target Date: 6 March 2017

16/02743/FUL

**Siting of prefabricated building for use as office accommodation
At Beeches Farm, Tollerton Road, Newton on Ouse
For Mrs J Rooke**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Beeches Farm is located 550m north of the Conservation Area boundary of Newton on Ouse, on the eastern side of Tollerton Road. The farm is a mixed arable and beef enterprise, with 75 sucklers and followers and 320 acres of grass and arable land. The farmhouse utility area currently accommodates all of the farm records for RW Rooke and Sons along with the records for the running of Yorkshire Proficiency Test Committee (YPTC) City and Guilds Assessment Centre for land based activities.
- 1.2 The proposed prefabricated building would sit to the north of an open sided barn which provides agricultural storage for crops and machinery, and to the rear of two cattle buildings. The building would provide accommodation for a lobby area, store, a two desk office and a single desk office. The two desk office would provide accommodation for the operation of the YPTC Charity which is operated by the applicant and one local part time staff member. The single office would provide accommodation as a farm office for the running of RW Rooke and Sons, including a meeting area for visitors.
- 1.3 The proposed office would replace a home office accommodated within the single storey eastern wing of the main farmhouse, which doubles as a utility room and rear access to the dwelling.
- 1.4 The building would measure approximately 9.6m x 3m, with an approximate height of 3m. The structure would be constructed of powder coated metal walls and roof.
- 1.5 The applicant states that there is currently insufficient space to house all the required documents needed for business at Beeches Farm and YPTC within the farmhouse.
- 1.6 The YPTC activities on site are predominately administrative. The charity liaises with training providers to handle the administrative side of the accreditation of their land based qualifications. The assessments comprise practical licenses to practice qualifications predominantly in the land based sector. A small amount of candidate testing is undertaken at Beeches Farm, this resulted in 21 visits to the site between March 2015 and August 2016.
- 1.7 The need to keep YPTC documentation for three years and accounting records for seven years is a further requirement for the relocation of the office activities away from the dwelling due to the space limitations within the farmhouse.
- 1.8 This application is brought before Planning Committee for decision because the applicant is the wife of a Ward Member.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 05/01981/FUL - Agricultural building; Granted 10 October 2006.

- 2.2 09/03917/FUL - Treated timber clad building for the storage of machinery and produce; Granted 29 June 2010.
- 2.3 15/02525/FUL - Engineering operation to form 11 fish farm ponds and construction of two polytunnels; Granted 21 April 2004.
- 2.4 16/01323/FUL - Change of Use of agricultural land to equestrian and the formation of an all-weather private equestrian arena; Granted 18 August 2016.

3.0 RELEVANT NATIONAL AND LOCAL POLICY

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Development Policies DP1 - Protecting amenity
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Development Policies DP25 - Rural employment
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP26 - Agricultural issues
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Highway Authority – No objection.
- 4.2 Environment Health Officer – No objection.
- 4.3 Public comments – None received.
- 4.4 Parish Council – No response received.

5.0 OBSERVATIONS

- 5.1 The key determining issues are (i) the principle of development in the rural setting; (ii) whether the scale, materials and design of the proposed building would have a harmful impact upon the surrounding countryside or (iii) the amenities of any neighbours; and (vi) impact on highways.

Principle

- 5.2 The Local Development Framework (LDF) at Policies CP1, CP2 and CP4 sets the local policy context for consideration of the proposal. Policy CP4 seeks to exercise constraint on development in locations outside Development Limits but allows for exceptions. One such exception, under criterion i, is for development that is necessary to meet the needs of, amongst other things, agriculture that has an essential requirement to locate in a smaller village or the countryside and will help to support a sustainable rural economy. It is also required by CP4 that the development should not conflict with environmental protection and nature conservation policies of the LDF and that mitigation and compensatory measures may be required to address harmful impacts.
- 5.3 It is considered reasonable and necessary for an agricultural enterprise of this size and for the administrative running of the Yorkshire Proficiency Test Committee (YPTC) City and Guides Assessment Centre to have an appropriate dedicated office

space. For that reason the principle of development here, to meet the needs of agriculture, is compliant with CP4 criterion i.

Impact on the surrounding countryside

- 5.4 The office would be obscured from Tollerton Road by agricultural buildings and the farmhouse. There are no public rights of way to the rear of the site which would provide views of the development. It is considered that neither the location nor the design of this prefabricated office building would adversely impact on the surrounding landscape. It would sit appropriately alongside the series of agricultural buildings within the site. However, it is recommended that the colour of the structure is conditioned to ensure it blends with the countryside setting.

Impact on neighbour amenity

- 5.5 The proposed office would be located some way from the nearest neighbours, Cedar Lodge, separated by Tollerton Road and a number of large agricultural buildings. The siting of the office in this location would have no impact on the amenity of any neighbouring properties.

Impact on highways

- 5.6 Currently the operation of YPTC is undertaken from Beeches Farm, within the farmhouse. It is not proposed to increase the number of assessments so there should be no material increase in journeys to Beeches Farm. The farm currently already receives visitors in relations to its operation, and there is not expected to any increase in such journeys to the farm.

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 proposed floorplan and elevations received by Hambleton District Council on 16th December 2016; unless otherwise agreed 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 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 CP17 and 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.