

**Parish: Whorlton**  
Ward: Osmotherley & Swainby

Committee date: 14 September 2017  
Officer dealing: Mr K Ayrton

**15**

Target date: 15 September 2017

**17/01341/FUL**

**Proposed pig finishing house**  
**At Wellington Farm, Ingleby Arncliffe**  
**For Mr Andrew Dickins**

**This application is referred to Planning Committee as the applicant is related to a Councillor**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site is part of a farm with ranges of buildings, traditional and modern, in close proximity to the A19. It has an access off the A19, which also goes onto a length of the old road serving properties south of the farm including Wellington Cottage, Glebe House (also known as Glebe Cottage), Trenholme Lodge, and the side entrance of a petrol/service station to which the main access is from the A19.
- 1.2 The roadside boundary extending northwards from the farm entrance along the A19 is a mix of post and rail fencing and hedgerow.
- 1.3 There is a kennel and cattery business operating from the farm.
- 1.4 A pig finishing building was recently constructed on land to the north of the main cluster of farm buildings, having received planning permission in November 2014.
- 1.5 The proposal the subject of this current application is to site an additional pig finishing building adjacent to the existing unit. The size and appearance is similar to existing:
  - Length: 47 metres
  - Width: 15.8 metres
  - Height to ridge: 4.5 metres.
  - Materials: Grey fibre-cement roofing sheets and green plastic coated sheets for the walls.
- 1.6 The building will be used to accommodate livestock, specifically pig finishing (i.e. produce pigs at their upper weight, which takes approximately three extra weeks of growth).
- 1.7 The building will have two silos accommodated at the end of the building. These will be galvanised steel and are approximately 11.3 meters in height.
- 1.8 Access to the facility will be via the existing farm entrance.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 14/01788/FUL - Proposed pig finishing house as amended by plans received by Hambleton District Council on 22nd October 2014 – Approved 27/11/2015

12/01649/FUL - Extension to existing agricultural storage building to form agricultural store and housing of livestock – Approved 26/10/2012

11/00479/FUL - Construction of an agricultural storage building – Approved 03/05/2011

10/02253/FUL - Construction of an agricultural storage building – Approved 29/11/2010

### **3.0 RELEVANT PLANNING POLICIES**

3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
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 DP3 – Site accessibility  
Development Policies DP26 - Agricultural issues  
Development Policies DP30 – Protecting the character and appearance of the countryside  
Development Policies DP32 - General design  
Development Policies DP33 - Landscaping  
National Planning Policy Framework

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – No comment received
- 4.2 Highway Authority (Highways England) – Offer no objection
- 4.3 Swale and Ure Drainage Board - The above application lies Outside the IDB area but may lead to increased flow into Trenholme stell.
- 4.4 Environmental Health- No objections.
- 4.5 Public comments – None received

### **5.0 OBSERVATIONS**

- 5.1 The main issues to consider are: (i) the principle of the proposed development; (ii) the impact on the character and appearance of the area; (iii) the amenities of nearby residential occupiers; and (iv) highway safety.

#### Principle

- 5.2 The main purpose of the application is to allow the applicant to expand their existing farming enterprise. There are strong levels of support for agricultural development and the rural economy at both national and local levels of planning policy.
- 5.3 One of the core principles of the NPPF is to proactively drive and support sustainable economic development. Section 1 goes on to confirm that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

- 5.4 Section 3 (Supporting a prosperous rural economy) of the NPPF adds that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; and promote the development and diversification of agricultural and other land-based rural businesses.
- 5.5 This support for the rural economy and agricultural development is replicated at local level through Development Policy DP26 (Agricultural Issues).
- 5.6 Policy DP26 states that agriculture will be supported by measures that include: farm diversification; promotion of sustainable forms of agriculture; support for integration of agricultural activities; and guiding developments of new agricultural buildings to locations which are sensitive to their environment.
- 5.7 The proposal is to enable the expansion of the existing farming business. It is therefore considered that the proposed use is acceptable in principle.

#### Character and Appearance

- 5.8 The proposed building matches the existing one, which was recently constructed in terms of design and finishes. The building is visible from the A19, with the length of the building seen from the southern carriageway. The green walls help to soften its impact.
- 5.9 The proposed building will have a similar impact, particularly in respect of the main viewpoint from the southern carriageway of the A19. It is not considered to be harmful to the character and appearance of the area.

#### Residential Amenity

- 5.10 The use of the building is the same as the adjoining one. Environmental Health has noted that the existing building has not been the subject of historical complaints. Therefore they are of the view that the proposed development will not cause a negative impact on residential amenity.

#### Highways

- 5.11 With regard to highway safety, the building would be serviced by the established access which also serves the existing farm and kennel and cattery business and after taking into account the likely traffic movements, the Highway Agency does not object.

### **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission 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 Site Location Plan and 6362-2 received by Hambleton District Council on 16 June 2017 unless otherwise approved in writing by the Local Planning Authority.
  3. The materials to be used in the construction of the external surfaces of the development shall be as specified on the submitted planning application form

received by Hambleton District Council on 16 June 2017 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 Policy(ies) .
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.