

NYMNP

29/03/2019

From: Fiona Tiplady
Sent: 29 March 2019 12:13
To: Mark Hill
Subject: Spaunton Quarry - comments on the agricultural buildings - NYM/2018/0787/FL

Mark,

As discussed, please find attached our additional comments on the agricultural buildings and how the scheme does meet the relevant criteria of DP12.

Thank you in advance for considering these details.

Kind regards
Fiona

Fiona Tiplady MRTPI
Senior Planner

w: ruralsolutions.co.uk
Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused due to software viruses. If you have received this communication in error please contact the sender by telephone or reply via email.
Please consider the environment before printing this e-mail



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR

WEB: WWW.RURALSOLUTIONS.CO.UK

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

ADDITIONAL INFORMATION IN SUPPORT OF THE CHANGE OF USE AND EXTENSION OF AN EXISTING BUILDING TO AGRICULTURAL USE PLANNING APPLICATION: NYM/2018/0787/FL

The requirements of planning policy DPI2 (Agriculture) of the adopted Core Strategy are set out below. Comments on how this planning application complies with the requirements of policy are provided in blue text below each criterion.

Policy DPI2 - Agriculture

Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

- 1 There is a functional need for the building and its scale is commensurate with that need.

The submitted planning statement clearly articulates why the conversion of two of the existing buildings along with the extension of one of them is needed for agricultural purposes – the housing of sheep, storage of fodder and agricultural machinery etc. These buildings and the extension are reasonable in size to perform the function they are proposed for.

The Spaunton estate includes some 6500 acres of common grazing involving 11 flocks, 3 of whom have no common rights but are brought in by the estate to ensure the common is grazed sufficiently to meet the environmental objectives. There is also 1000 acres of agricultural land/farms which are predominantly grazing. There is ample need for a modern sheep shed on the estate.

In addition, in this location the sheep shed will act as an added interest/attraction to the holiday visitors using the accommodation. The sheep shed will be smartened up to ensure it acts as an attraction to the visitors who will have to drive past it to access the accommodation.

- 2 The building is designed for the purposes of agriculture.

It is formally confirmed that the buildings are for agricultural purposes. As discussed above, and also within the Design and Access Statement which forms part of the application, these buildings are to be significantly improved visually by the removal of

the asbestos cladding and its replacement with a muted coloured cladding as specified within the application package.

Indeed, the agricultural proposal fully upgrades the aesthetics of the existing buildings (in terms of their palette of materials) and the setting (by the removal of the canteen and the weighbridge). The overall intention is to provide a rural setting in this part of the quarry basin which will be appropriate and welcoming for those people using the leisure facilities.

As suggested within the justification text of DPI2, the Authority has the option of imposing a condition on appropriate planning permissions requiring the removal of the building if it is no longer needed for agricultural purposes.

■ 3 The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.

There are exceptional circumstances for the retention of these buildings in this particular location. As advised in the submitted planning statement, the quarry is the subject of a restoration plan which returns the land back to being agricultural land. The quarry is in excess of 200 acres in extent and the restoration plan provides for calcicolous grass to be established throughout the areas of the quarry not planted with trees. This in turn provides for the opening up of the common land for the grazing of sheep which will allow the land to be managed in the most sustainable way. This extensive grazing area, created by the terms of the restoration plan for the former quarry, is clearly a new exceptional circumstance which provides the necessity for the agricultural building to be in this location.

Furthermore, the agricultural buildings are purposefully provided for in an area which is not isolated from other activity (they are on the route to the leisure use). The landscape appraisal submitted with the application provides evidence that the quarry is visually contained and that there is no undue impact on the landscape. Additional strategic landscaping screening can be provided (discussed in the section below).

The proposal is unique. There are exceptional circumstances to allow agricultural buildings in this location as there is a functional need to support the provisions of the restoration plan which provides for substantial areas of Calcicolous grass which will most appropriately be managed by sheep and which has not been grazed by sheep in most cases for many decades. For these reasons it is considered that the requirements of criterion 3 of DPI2 is met by exceptional circumstances.

■ 4 A landscaping scheme which reduces the visual impact of the proposal on the wider landscape and is appropriate to the character of the locality is submitted as part of the proposal.

Evidence has been provided in the form of a landscape appraisal which advises that there are no undue impact on the landscape as the site is 'visually contained'. The National Park Authority's own landscaping assessments of Spaunton Quarry also inform that the site is 'visually contained'. As such, it is considered that the agricultural buildings would not interfere or have impact on the wider landscape.

Despite the above, the applicant is prepared to provide strategic tree planting to the north-west corner of the site and the footpath. It is proposed that these newly planted trees will be predominantly Alder which has proved to be the quickest growing tree in the quarry tree planting restoration scheme. It will relate well to all the tree planting which has already been undertaken throughout this part of the quarry. We are happy to provide a plan of this tree planting or can accept a condition on this matter on any planning permission granted.

It is noted that the ecology consultation responses have not raised any potential impacts upon the natural environment or on the integrity of any European site; as such the proposal is in accordance with the Development Plan on this matter.

Other matters

Although a representation has been received regarding the fact that this land is common land, it is noted that this status does not prevent the national park granting planning permission for the agricultural buildings providing the appropriate administration and legal processes to the relevant bodies has been undertaken.

Irrespective of the above matter, it is pertinent to point out that approximately half of the grazing being created by the restoration scheme is not, and is not intended to become common land.

It is further noted that the Parish Council do not have any objection to the agricultural buildings.

28th March 2019