

North York Moors National Park Authority

District/Borough: Ryedale District Parish: Lockton	Application No. NYM/2017/0329/FL
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Proposal: erection of a livestock building

Location: Low Pasture Villa Farm
Pasture Road
Lockton

Decision Date: 08 August 2017

Consultations

Parish – No objections

Highways – No objections

Flood Risk management, North Yorkshire County Council – Insufficient information has been provided with the application to demonstrate that all of the requirements for SuDS can be met, however due to the scale, nature and location of the proposed development it is unlikely that requirements won't be met and with respect to points 1, 2, 6, 8 and 11 above, I suggest that these can be resolved by requiring surface water drainage/SuDS design prior to development by means of planning condition.

Advertisement Expiry Date – 28 June 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site location plan</td><td>---</td><td>8 May 2017</td></tr><tr><td>Elevations</td><td>Drwg. No. 2</td><td>22 Jun e2017</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site location plan	---	8 May 2017	Elevations	Drwg. No. 2	22 Jun e2017
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Site location plan	---	8 May 2017									
Elevations	Drwg. No. 2	22 Jun e2017									
3.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.									

Signature: 	Date: 3/8/17
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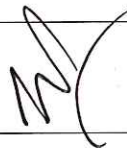
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4.	DRGE01	No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
5.	MISC03	If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.
6.	LNDS01	Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for screen planting to the north and west of the building hereby approved and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	DRGE01	To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

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5.	MISC03	In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
6.	LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Background

Low Pasture Villa Farm is an established dairy farm, accessed from David Lane off the main A169 Pickering to Whitby Road, near Lockton. The farm is located at the very end of this lane, which leads to a concrete sleeper track to this isolated farmstead. However, it is visible from the A169 across the fields. The farm is owner occupied and extends 161 acres (77 ha). The farm is predominantly dairy with cattle and sheep contributing to its income.

The dairy enterprise extends to 70 cows for milking and rears its own replacements. There are also fattening cattle, sheep and arable land. The enterprise is a family run business.

This application seeks full planning permission to erect a substantial new livestock building, measuring 22.14m x 54.86m. The building would measure 7.36m to the ridge and 4.5m to the eaves. It would be constructed of concrete lower walls and Yorkshire boarding upper walls and a dark grey profile sheet roof with a total of 12 roof lights in each roof slope. A small section of hardstanding would connect the building to the existing farm yard. It is proposed that the building would be cut into the slope of the land. A subterranean slurry store is also proposed which can be emptied at regular intervals and either removed off site or spread on the land.

The site of the proposed building is currently part of a field which slopes north to south; situated to the northwest of the existing steading. A public right of way is located some 80m to the north of the proposed site.

In support of the application it is stated that:

The building would provide 1213 sq m floor space to enable the improved efficiency of the dairy unit, improve welfare standards and health and safety of employees. The additional space would be used to house 80+ milking cows, together with the necessary feed troughs and circulation space. The building would also enable the use of machinery; enabling safe tractor passage throughout. There are a range of buildings on the farm, but are not designed to modern standards. The building would enable the business to move away from the labour intensive straw based system. The current buildings are overcrowded and would therefore continue in use for housing livestock, but instead for calf rearing, cattle fattening and housing dry cows and other livestock requirements.

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Main Issues

The relevant policy to this application is Development Policy 12 (Agriculture) of the NYM Local Development Plan, together with the advice contained within Part 5 of the Authority's adopted Design Guide. Core Policy D (renewable energy) also needs to be considered.

Development Policy 12 of the Local Development Plan seeks to permit proposals for new agricultural buildings, tracks and structures or extensions to existing buildings where there is a functional need for the building, the building is designed for the purposes of agriculture, 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, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The Design Guide relating to new agricultural buildings advises that the position of new farm buildings is usually dependent on its function and the space available but as a general rule, buildings should be sited within of adjacent to existing groups of agricultural buildings. Poorly sited buildings can have a significant impact on the landscape regardless of its design. It is recommended to avoid locating very large buildings close to smaller ones and where possible roof pitches should be matched to those on the existing buildings and using a multi-span building rather than a single span building can reduce the overall height and therefore landscape impact. The range of materials should be limited since too many can result in a cluttered appearance and materials should be selected to match other at the site and be suitable for the climate. Dark colours are generally more appropriate and consideration should be given to the general colour of the backdrop against which they will be seen.

Consequently, the main issues to consider with this application are whether the siting and design of the proposed building would be appropriate for this location and the purposes for which the building is required.

In terms of landscape impact, it is considered that whilst the farm occupies a relatively isolated, yet visible location, the existing farm yard and buildings would provide an acceptable setting for the proposed building, as it would be closely associated with other buildings at the holding and within the operational farm yard and as such it is not considered that the proposal would unduly harm the character of the area. However, the building could be set in with the addition of some hedge and tree planting.

The proposed building is clearly designed for agricultural purposes and it is considered that a functional need has been adequately demonstrated. By reason of its position within the main yard and its design and materials, the proposal is considered to have a minimal landscape impact.

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The building proposed is for the housing of livestock only, not as a milking parlour and consequently, energy consumption would be limited to lighting only, consequently, the proposal would not be contrary to Core Policy D of the LDF.

The Flood Drainage Authority has no objections to the proposal, but have requested additional information be submitted via conditions.

In view of the above considerations, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a reduction in the number of roof lights, so as to deliver sustainable development.

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