

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 23 November 2004

PLAN: 14	CASE NUMBER: 04/04971/COU
APPLICATION NO. 6.135.4.H.CO	GRID REF: EAST 439340 NORTH 450850
	DATE MADE VALID: 01.10.2004
	TARGET DATE: 26.11.2004
	WARD: Ribston

APPLICANT: Mr A Alton

AGENT: Lister And Haigh Limited

PROPOSAL: Change of use of 3 agricultural buildings to Use Class B8 (Storage and Distribution).

LOCATION: Woodlands Farm Knaresborough Road North Deighton Wetherby North Yorkshire LS22 4EJ

REPORT

SITE AND PROPOSAL

This scale of development would usually have fallen within the scheme of delegation but this application is drawn to Committees attention as the applicant is a serving Councillor.

Woodlands Farm is a working pig farm, situated on the road between North and Kirk Deighton, close to the parish boundary, the farm itself being served from a long track.

The farmhouse and traditional buildings surrounding it are of stone construction. Beyond the traditional buildings are low ranges of pig buildings and larger agricultural stores.

The farmer is scaling down his livestock rearing and wishes to reuse 3 of the larger farm buildings for B8 storage uses when they become redundant.

The agent in a letter of 3 November 2004 indicates that the storage uses would not be undertaken until the pig rearing in adjacent buildings had ceased.

MAIN ISSUES

1. Compliance with Local Plan Policy
2. Traffic Movement
3. Visual Impact
4. Amenity Issues

RELEVANT SITE HISTORY

Various livestock buildings were approved between 1975 and 1999. No other relevant history.

CONSULTATIONS/NOTIFICATIONS

Parish Council

North Deighton

The British Horse Society

No reply.

Highway Authority

Comments awaited.

Ramblers Association

No objection providing footpath remains or suitably diverted.

Environmental Health

Advises hours condition and screening.

KIRK DEIGHTON PARISH COUNCIL (136)

Kirk Deighton

Claro Internal Drainage Board

No objection.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 05.11.2004

PRESS NOTICE EXPIRY:

REPRESENTATIONS

KIRK DEIGHTON PARISH COUNCIL - No objection.

NORTH DEIGHTON PARISH COUNCIL - Generally in support -

- should be agricultural storage,
- non-hazardous storage
- should not increase traffic through village by H.G.V's as weight limit on road.

OTHER REPRESENTATIONS - None received.

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPC16 Harrogate District Local Plan (2001, as altered 2004) Policy C16: The Re-use and

- Adaptation of Rural Buildings
- LPA02 Harrogate District Local Plan (2001, as altered 2004) Policy A2: Development Sensitive to Pollution
- LPA03 Harrogate District Local Plan (2001, as altered 2004) Policy A3: Noise Generating and Sensitive Development
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2: Landscape Character
- PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas
- PPG23 Planning Policy Guidance 23: Planning and Pollution Control
- PPG24 Planning Policy Guidance 24: Planning and Noise

ASSESSMENT OF MAIN ISSUES

1. COMPLIANCE WITH LOCAL PLAN POLICY - The re-use of rural buildings particularly for employment/business generating uses is generally encouraged by PPG advice and Local Plan Policy.

The buildings are set within the open countryside but meet the criteria within Policy C16 in that they are of substantial construction and can be readily corrected without rebuilding. As discussed in the following sections the use of the buildings should not be problematic although it would not be necessary to limit the use to agricultural storage as suggested by the Parish Council as the character of the materials stored will not be have a land use planning implication.

2. TRAFFIC MOVEMENT - The agricultural use itself would generate appreciable HGV traffic which would pass through either North or Kirk Deighton to access the A1 intersection. The proposed use would not, due to the modest floor area of the buildings generate high traffic movement. There is scope to improve the farm access with the public highway or create passing places if required by the traffic engineers. No highway objection is anticipated.

3. VISUAL IMPACT - With storage uses, the main visual impact arises from parked vehicles and open-air storage of materials.

Parking/storage areas are shown close to the buildings, which can be screened with extra planting on the site boundaries. Conditions could limit the location and height of stored materials to ensure the proposal did not impact on the countryside as required by Local Plan policies.

4. AMENITY ISSUES - The buildings are sufficiently distant from residential property to ensure noise associated with the use of the buildings would not cause a nuisance for neighbours and appropriate 'hours' condition would assist in this respect.

The comings and goings of vehicles will not cause any significant nuisance for the closest neighbours.

The buildings are currently situated on a working livestock farm and will become protected buildings where the persons working there can expect a certain level of amenity and protection from smells.

Policy A2 indicates that new development (in this case a storage use) should not be sited where it would be affected by existing levels of pollution (in this case the smell from the livestock units).

The agent has however, indicated that the use will not be brought into operation until the livestock operation had ceased therefore overcoming this concern.

As suggested by the Parish Council, no hazardous materials should be stored as the effect of such materials on safety and the environment have not been assessed.

CONCLUSION - The use if appropriately controlled is the type of re-use of rural buildings envisaged by PPG Policy Guidance.

CASE OFFICER: Mr R Forrester

RECOMMENDATION

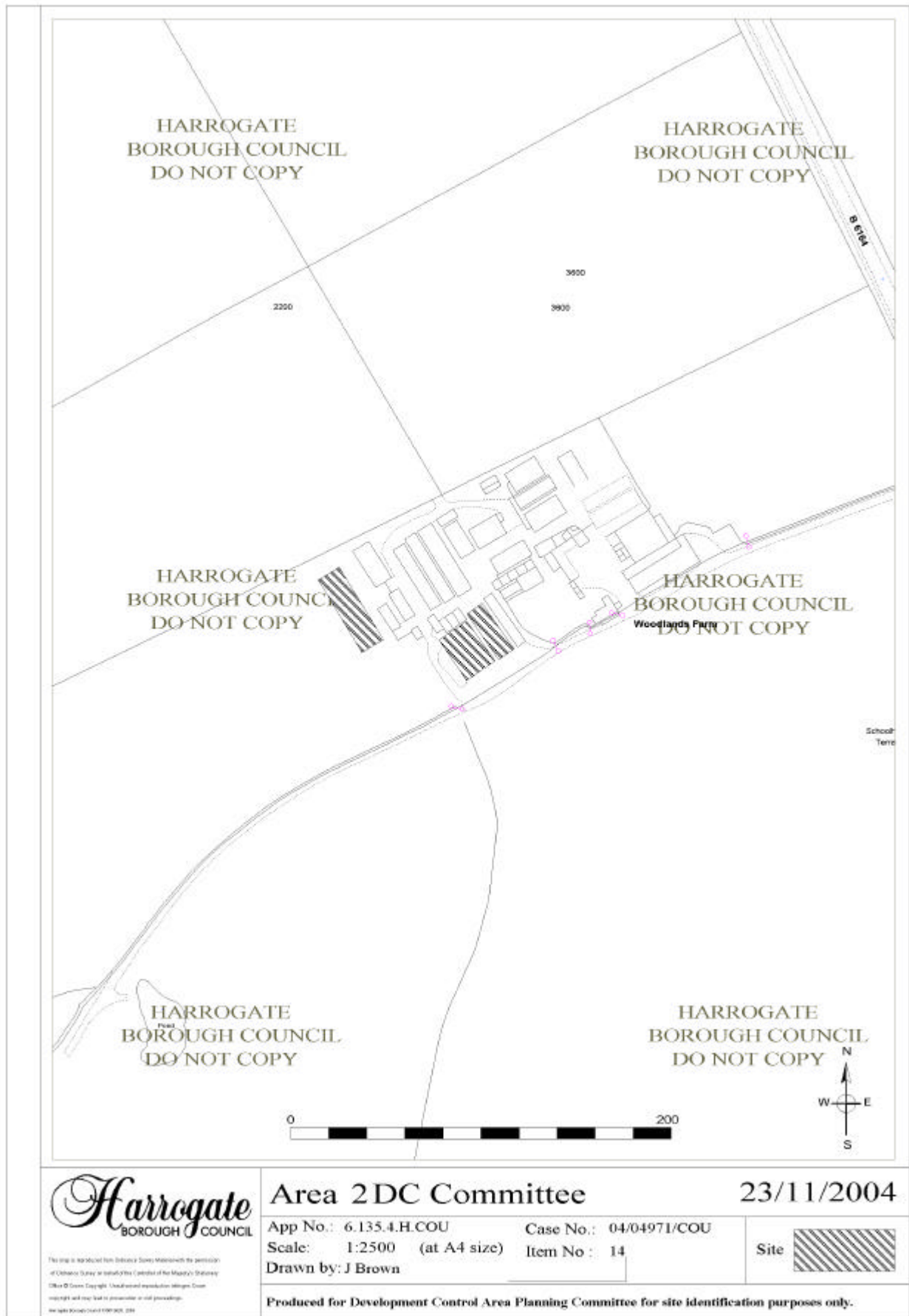
That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 The use hereby approved shall not be commenced until such time as the buildings shown on the attached plan have ceased to be used for the housing of livestock, and those buildings shall not thereafter be utilised for housing of livestock.
- 3 The buildings the subject of this approval shall not be used for the storage of any hazardous materials (being materials as defined in the Hazardous Substances Act 1990 and associated legislation).
- 4 There shall be no external storage of materials other than in the loadings areas shown in green on the submitted plans and no materials shall be stored at a height exceeding 3m above the ground level adjoining the buildings.
- 5 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 6 The use hereby approved shall not be carried out other than between the hours of 8.30 - 5.30 in any one day Monday to Fridays and not on Saturdays, Sundays and Public Bank Holidays.
- 7 Before the development hereby permitted commences, a scheme shall be approved in writing with the local planning authority which specifies the provision to be made for the control of noise emanating from the fixed mechanical plant, for heating, cooling, extraction and ventilation on the site. The plant shall be installed and operated in accordance with the approved scheme before the development is first brought into use and no other plant shall be installed.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 In order to ensure a satisfactory level of amenity for persons utilising the storage buildings and to comply with Policy A2 of the Harrogate District Local Plan.
- 3 In order to ensure a satisfactory level of amenity and safety for the occupants of

- nearby dwellings and the environment in general.
- 4 In the interests of preserving the rural landscape.
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CN01R AMENITIES OF NEIGHBOURS
- 7 CN03XR IN THE INTERESTS OF AMENITY



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

23/11/2004

App No.: 6.135.4.H.CO.U

Case No.: 04/04971/CO.U

Scale: 1:2500 (at A4 size)

Item No.: 14

Drawn by: J Brown

Site



Produced for Development Control Area Planning Committee for site identification purposes only.

