

**Case No.** 20/04366/FUL

**Item No.04**

**Location:** Mowbray Park Farm, Ripon Road, Kirby Malzeard, Ripon, HG4 3QD

**Proposal:** Erection of roof over existing muck store.

**Applicant:** Atkinson

### **SUMMARY**

Planning permission is sought for the erection of a roof over an existing muck store within the farmyard of Mowbray Park Farm.

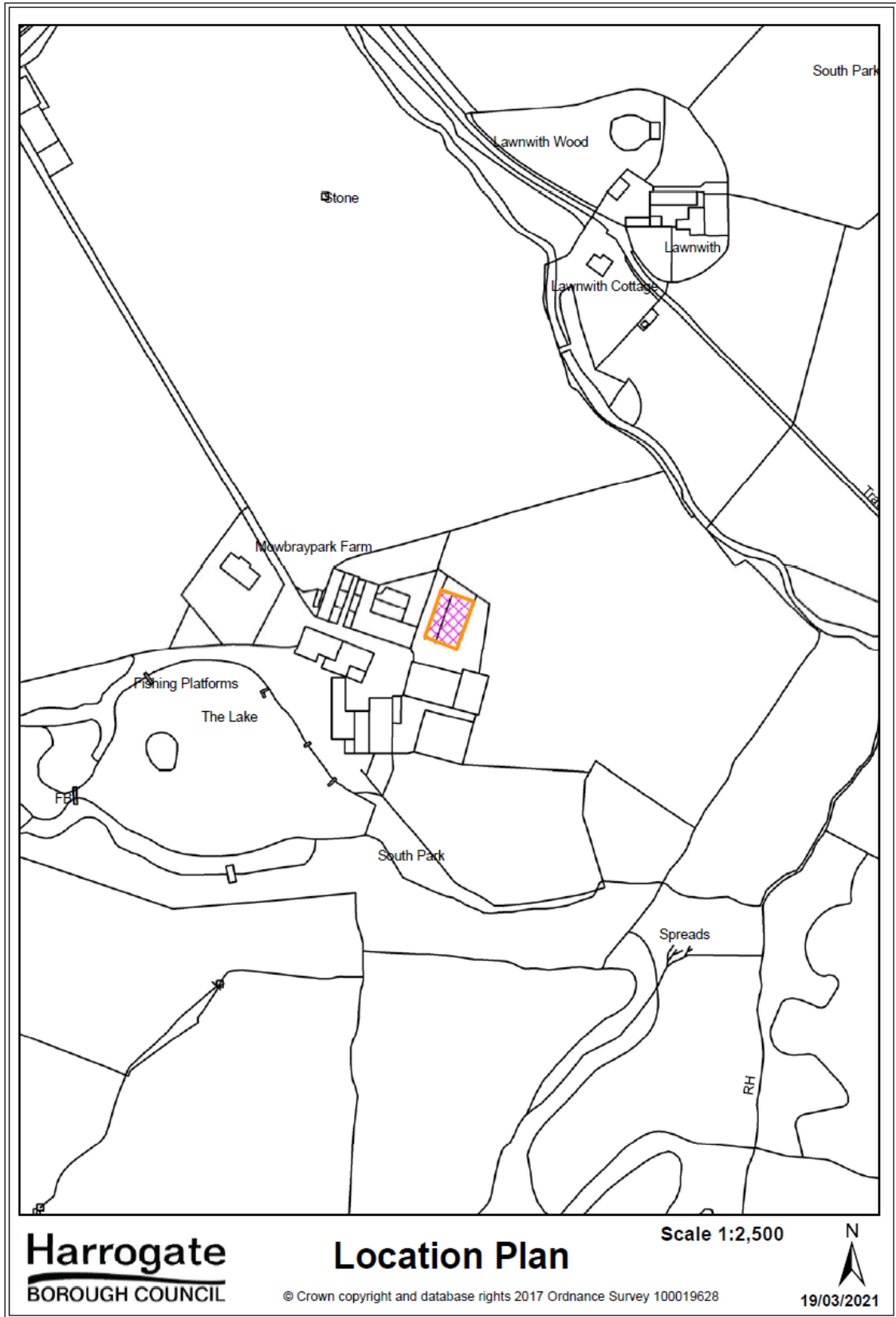
The site is an agricultural unit to the south of Kirkby Malzeard.

The proposed roof is appropriately designed, sited and sized. The proposal will not detrimentally impact the character and appearance of the surrounding area, AONB and landscape character area, in line with policies GS5, GS6, HP3 and NE4 of the Local Plan.

Due to the separation distances, orientation and size of the proposal, it will not harm the amenities of neighbouring properties, in line with policy HP4 of the Local Plan.

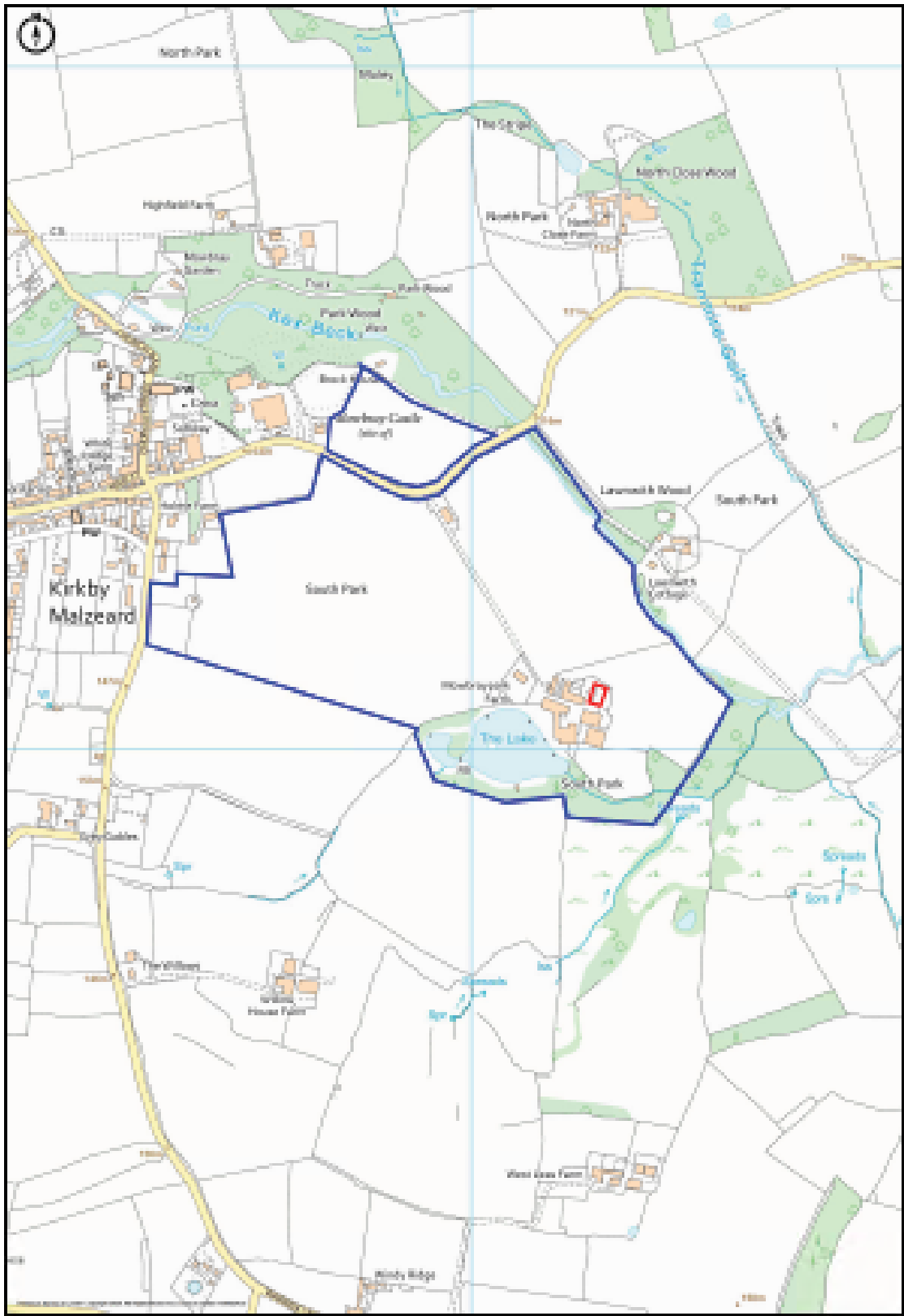
As such the proposal accords with guidance in the National Planning Policy Framework and the policies of the Development Plan.

**RECOMMENDATION: Approve subject to conditions**





# SITEPLAN



**Promap** v3  
Address: Barnby-on-Ure, North Yorkshire YO10 3AA  
Telephone: 01430 810000  
Email: info@promap.co.uk

## **1.0 PRELIMINARY MATTERS**

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application is to be presented to the Planning Committee as Councillor Margaret Atkinson is a partner of the agricultural business at the application site.

## **2.0 MAIN ISSUES**

- 2.1 The main issues are:
  - design and impact on the character and appearance of the surrounding area, AONB and landscape character area; and
  - neighbouring amenity.

## **3.0 ASSESSMENT**

### **3.1 Design and impact on the character and appearance of the surrounding area, AONB and landscape character area**

- 3.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application.
- 3.3 The Harrogate District Local Plan 2014-2035 was adopted by Harrogate Borough Council on 9 December 2020. All policies in this plan are given full weight.
- 3.4 Policy GS5 encourages sustainable economic growth including supporting the rural and agricultural economy.
- 3.5 Policy GS6 seeks to conserve and enhance the natural beauty and special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced. Proposals will only be supported where they do not detract from the natural beauty and special qualities of the AONB and its setting, contribute to the delivery of the Nidderdale AONB Management Plan objectives and support the economic, social and environmental well-being of the area or support the understanding and enjoyment of the area.
- 3.6 Policy NE4 states that proposals that will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported. Paragraph B requires that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character Assessment and that

proposals respect the distribution and form of settlements and buildings in their landscape setting.

- 3.7 Policy HP3 refers to local distinctiveness and states that development should incorporate high quality building, urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments.
- 3.8 There is strong support in national and local planning policy for the development of the agricultural sector, which requires the planning authority to promote the development of agricultural businesses through conversion of existing buildings and well-designed new buildings.
- 3.9 The purpose of the building is to cover an existing muck store on the north-eastern corner of the existing farmyard. The presence of a muck store on the existing hardstanding on the site was noted on the visit and it is considered that there is a need to erect the roof for the purposes of aiding the agricultural operation of the site.
- 3.10 The application site and proposed location of the development is within Landscape Character Assessment Area 43: Vale Fringe Valley Farmland, Kirby Malzeard to Azerley, with some areas of the agricultural unit within Landscape Character Assessment Area 35: Kirby Malzeard and Grewelthorpe. The application site is not located within one of the special landscape areas, as identified in the local plan.
- 3.11 The Landscape Character Assessment for Area 43 states that the well-wooded area with scattered farmsteads and early enclosure field pattern is sensitive to changes in built form, field pattern and tree cover. However, due to existing tree cover and land-form there may be opportunities for small-scale development associated with rural business, provided that key landscape features are protected. New agricultural buildings should be sited where needed to respect settlement pattern. The use of appropriate colours and materials to respect vernacular is encouraged.
- 3.12 The site is open and rural in character with long distance views to the north and east. The site of the proposed roof structure is however adjacent to existing agricultural buildings to the west and south, of similar design and dimensions to what is proposed. It is not considered that the proposed erection of the roof will result in any further encroachment into the surrounding landscape character area. The proposed roof will cover an existing muck store and is considered to respect the settlement pattern of the existing farmyard.
- 3.13 The proposed roof structure would measure 27.6m along the longest sides, with each of the gables measuring 20.5m wide. The eaves height would be 6m

and the ridge height 8.8m. Whilst large, the roof has been designed specifically to cover the existing muck store.

3.14 The proposed roof will be faced in natural grey fibre cement with 10% roof lights. The roof supporting structure will be a portal frame open to silage clamps, with steel columns and rafters painted in anthracite grey. The north elevation will be faced partially in tanalised vertical timber boarding. The materials are considered appropriate for their agricultural use are considered to respect the vernacular of the surrounding landscape character area. The building will contain open south, east and west elevations, with the north elevation partially faced with timber boarding.

3.15 The design, materials and scale of the proposed roof structure are considered to be respectful of the surrounding settlement pattern and will not detract from the natural beauty and special qualities of the AONB and its setting. The roof structure will cover the existing muck store, which is a key element of the existing agricultural operation. Therefore, it is considered that the proposal supports the economic well-being of the area.

3.16 The Nidderdale AONB Management Plan 2019-2024 states that it commits the AONB to work with the industry to try and increase the resilience, profitability and environmental sustainability of farm businesses. It's objectives include:

- Increase the resilience, profitability and environmental sustainability of the AONB's farming industry.
- Facilitate development that meets the economic and social needs of the AONB's rural communities where this does not cause harm to natural beauty.
- Maintain and enhance the AONBs natural beauty.
- Oppose proposals for major development and applications for smaller scale development that conflict with the purposes of designation within the AONB and outside the designated area where this would affect land within it.

The proposed development is considered to contribute to the delivery of these objectives, as it an appropriately designed development that will not adversely affect the AONB's natural beauty and will support the ongoing agricultural operation within the site.

3.17 Overall, the design, siting and landscaping is considered appropriate and the proposal would not harm the landscape character, or surrounding AONB. The need for the roof is justified and the proposal would support the rural agricultural economy. As such, the proposal is in accordance with policy GS5, GS6, HP3 and NE4 of the Local Plan and guidance within the NPPF.

### **3.18 Neighbouring amenity**

3.19 Policy HP4 of the Local Plan states that proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours. Amenity considerations will include the impacts of development on overlooking and loss of privacy, overbearing and loss of light and vibration, fumes, odour, noise and other disturbance.

3.20 The proposal is set a significant distance from neighbours, with the closest neighbour being over 180m from the proposed works. As such, there would not be an increased impact on neighbouring amenity. The roof will cover an existing muck store and no extension, or change of use is proposed. Overall, there are no amenity concerns arising from the proposal, in line with policy HP4.

#### **4.0 PLANNING BALANCE AND CONCLUSION**

4.1 The design, siting and form of the roof structure is considered appropriate for its use. The need for the building is justified and the proposal would support the rural agricultural economy, contribute to the delivery of the Nidderdale AONB Management Plan objectives and not detract from the natural beauty and special qualities of the AONB. As such the proposal is in accordance with policy GS5, GS6, HP3 and NE4 of the Local Plan and guidance within the NPPF.

4.2 The proposal will not harm the amenities of neighbouring properties, in line with Policy HP4 of the Local Plan.

4.3 As such the proposal accords with guidance in the National Planning Policy Framework and the policies of the Development Plan.

#### **5.0 RECOMMENDATION**

5.1 That the application be **APPROVED** subject to conditions

#### **6.0 PLANNING CONDITIONS**

6.1 Time condition – 3 years

6.2 Condition stating approved plans

6.3 External materials shall be set out as in the application form and approved plans

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***In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning***

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*obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

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## **APPENDICES**

### **7.0 CONSULTATIONS**

7.1 Kirkby Malzeard Parish Council

### **8.0 Representations**

8.1 No third party representations received at the time of writing this report.

### **9.0 Views of parish council**

9.1 The parish council has no objections.

Case Officer: Josh Arthur

Expiry Date: 9<sup>th</sup> April 2021