

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 17 July 2007

PLAN: 02	CASE NUMBER: 07/01553/OUT
459574	GRID REF: EAST 415923 NORTH
APPLICATION NO. 6.73.5.L.OUT	DATE MADE VALID: 23.05.2007
CASE OFFICER: Mr Pat Sutor	TARGET DATE: 18.07.2007
	WARD: Nidd Valley

VIEW PLANS AT: <http://tinyurl.com/2yrua4>

APPLICANT: Messers GW Houseman And Partners

AGENT: Lister Haigh Ltd

PROPOSAL: Outline application for the erection of 1 agricultural unit with siting and access considered.

LOCATION: Land To The North Of Padside Green Farm Padside Harrogate North Yorkshire HG3 4AL

REPORT

SITE AND PROPOSAL

Padside Green is a hamlet consisting of an active farm and various houses, some of which have been converted from former farm buildings. Most buildings in the hamlet are in stone. The area is in rolling farmland within the Nidderdale AONB.

The application site is about 250m north west of the hamlet. It is a grass field sloping down gradually to the north, towards Fall or Padside Beck and a line of trees. There is an irregular hedgerow/treeline boundary to the east then a drop to the road. The south and west boundaries are mainly open although there is a remnant of a dry stone wall and field boundary to the south west. There is a large oak tree in apparently good condition and of visual importance in the south east corner of the field.

The reason for the proposal is to relocate agricultural activity from existing farm buildings in the hamlet. These buildings consist of a mixture of traditional stone and later, 20th century steel and wood framed buildings, and associated feed silos, a tank and other structures. Existing floor space has been given as approximately 3250m².

Planning permission was given for the conversion of one of them, a stone barn which currently houses the parlour and dairy, to a 4-bedroom house in February 2003 (6.73.5.I.FUL). Condition 11 requires the removal of all nearby agricultural buildings and structures.

The plans indicate an L-shaped building about 44m x 38m, with a maximum height of 7.6m. The floor area would be 1125m². Illustrative photos show walls of blockwork and Yorkshire boarding, and profile sheeting for the roof.

The existing field access to the public road, which is near a bend, would be improved.

The existing activity at the farm is a mixture of production of milk and fat lambs, and rearing and fattening of lambs and calves. The farm covers 250 acres (101ha). Stock includes 30 dairy cows, 18 dairy heifers, 22 beef cows, 183 calves and stall cattle and 240 ewes and hogs. The milk quota is 469,623 litres.

The applicants explain that they are under continued pressure to meet regulations under the Farm Assurance Scheme and Dairy Hygiene Regulations. Therefore they have decided to finish dairy production, enhance their sheep flock and establish a beef herd. This would allow the existing site to be cleared including the two slurry towers. They could release capital by converting the traditional building to a dwelling as already approved.

MAIN ISSUES

1. AONB Location
2. Farm Building Policy
3. Neighbour's Amenity
4. Highways Access

RELEVANT SITE HISTORY

On site, pre enquiry for this proposal. Opposed by the Council in letter dated 17 October 2005.

In hamlet, history of at least two separate permission for barn conversions (6.73.5.I.FUL and 6.73.5.J.FUL) within the existing farm complex.

CONSULTATIONS/NOTIFICATIONS

Landscape Officer

No comments received

Parish Council

THORNTHWAITE-WITH-PADSIDE

NYCC Highway Authority

No objection subject to conditions

RELEVANT PLANNING POLICY

PPS1	Planning Policy Statement 1: Delivering Sustainable Development
PPS07	Planning Policy Statement 7, Sustainable Development in Rural Areas
SPE1	North Yorkshire County Structure Plan Policy E1

LPC01 Harrogate District Local Plan (2001, as altered 2004) Policy C1, Conservation of Nidderdale A.O.N.B
LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2, Landscape Character
LPC13 Harrogate District Local Plan (2001, as altered 2004) Policy C13, Agricultural and Forestry Development
LPC15 Harrogate District Local Plan (2001, as altered 2004) Policy C15, Conservation of Rural Areas not in Green Belt
LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1, Impact on the Environment and Amenity

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 22.06.2007

PRESS NOTICE EXPIRY:

REPRESENTATIONS

THORNTHWAITE-W-PADSIDE PARISH COUNCIL – Comment as follows:-

Getting rid of the slurry silo would be a great advantage to the area, and the access to this piece of land is no worse than access to the existing farm building (if not better) so we support this application.

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION- None

ASSESSMENT OF MAIN ISSUES

1. AONB LOCATION - AONBs are among the areas offered the "highest status of protection" by PPS7. Structure Plan Policy E1 and Local Plan Policy C1 reinforce this policy. Structure Plan Policy E1 has a presumption against new development in the AONB. By Local Plan Policy C1 development will not be permitted if it has significant adverse impact on the landscape. Moreover, "development should, wherever possible, be located in or adjacent to existing settlements".

As well as policy C1, Local Plan Policies C2, C13 and C15 address the protection of the rural landscape as well.

The site at present is completely undeveloped. Development would introduce a large building with a floor area of 1125m² and a height of up to 7.6m in a location 250m outside the settlement. This is against PPS7, Structure Plan Policy E1 and Local Plan Policies C1, 2, 13 and 15.

2. FARM BUILDINGS POLICY - Problems for the applicant from continued pressure to meet the regulations for dairy production are cited. Details of their problems have however not been given. However some relate to the operation of dairying work, which the applicants have anyway decided to discontinue. A letter specifying information needed has recently been sent. It is hoped that the reply can be reported at the Committee meeting.

PPS7 supports the replacement of buildings in the countryside where they would bring about "environmental improvement".

The presumption against new development in AONBs in Structure Plan Policy E1 applies except where it can be shown to be necessary in that location.

Local Plan policy recognises the need to have regard to the economic and social wellbeing of an area. However it directs development to existing settlements.

Policy C13 requires adequate buffer distances between proposed new agricultural development and existing uses, particularly dwellings.

From the limited evidence of problems it has not been demonstrated that this relocation is "necessary" in terms of Policy E1.

3. NEIGHBOURS' AMENITY - If the existing agricultural operations at Padside Green Farm caused severe environmental problems to nearby residents, there might be some justification to relocate the operations. First however it would need to be demonstrated that other solutions such as changes in management practice would be insufficient to resolve the problems. However, no evidence of such problems has been produced at this stage, although the reply to the letter may produce some.

4. HIGHWAYS ACCESS - The improved access is acceptable to the County Highways Authority subject to conditions. Therefore the highways access aspects of Local Plan Policy A1 are considered to have been met.

CONCLUSION

The proposed building will be large and would be in a free standing location some 250m from the existing development. It would be noticeable. It would have an adverse impact on the landscape of the AONB.

Very limited information has been given on the operational problems which have led to the applicants wishing to relocate, or of any environmental problems which may be suffered by nearby residents from the existing agricultural operations. Some of the problems cited relate to dairying activity, which the applicants have decided to discontinue.

There are very many farms within existing settlements in the area of Harrogate Borough Council. It would set a dangerous precedence if they were allowed to relocate without sufficient justification.

On balance it is not considered that the proposal is justified. To approve it would be against the advice in PPS7, Structure Plan Policy E1 and Local Plan Policies C1, C2, C13 and C15.

CASE OFFICER:

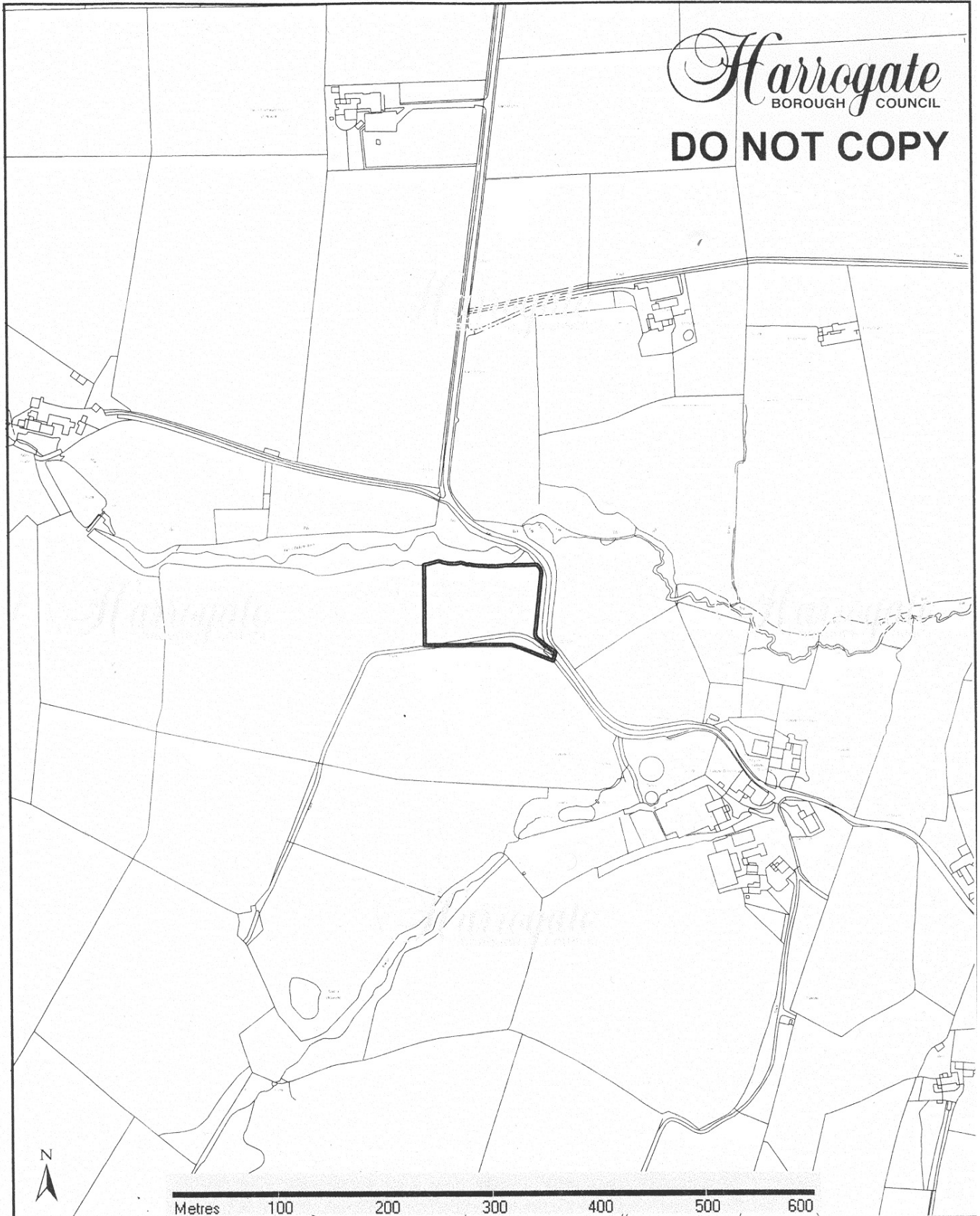
Mr Pat Sutor

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed agricultural unit would be prominent in this area of open countryside in the Nidderdale AONB and would adversely affect the character and appearance of the area. The justification proposed for it is limited. The proposal is therefore against the advice in PPS7 and against the content of Policy E1 of the North Yorkshire County Structure Plan approved 1995 and Policies C1, C2, C13 and C15 of the Harrogate District Local Plan, adopted February 2001 and May 2004.

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Department of Development Services

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PLANNING COMMITTEE


Item No. 2

App No./Case No. 07/01553/OUT 6.73.5.L.OUT

Scale (at A4 size)

1:5000

Site area 0.83ha

Site boundary 

Drawn

MDTT

Date

17.07.2007