

**North Yorkshire Council
Community Development Services
Richmond (Yorks) Area Constituency Committee
14th March 2024**

ZB24/00069/FUL - A steel portal framed agricultural grain store

At: Bromakin Grange (Raine), Exelby, Bedale, North Yorkshire, DL8 2EX

On behalf of: Mr Jonathan Weighell

Report of the Assistant Director Planning – Community Development Services

1.0 PURPOSE OF THE REPORT

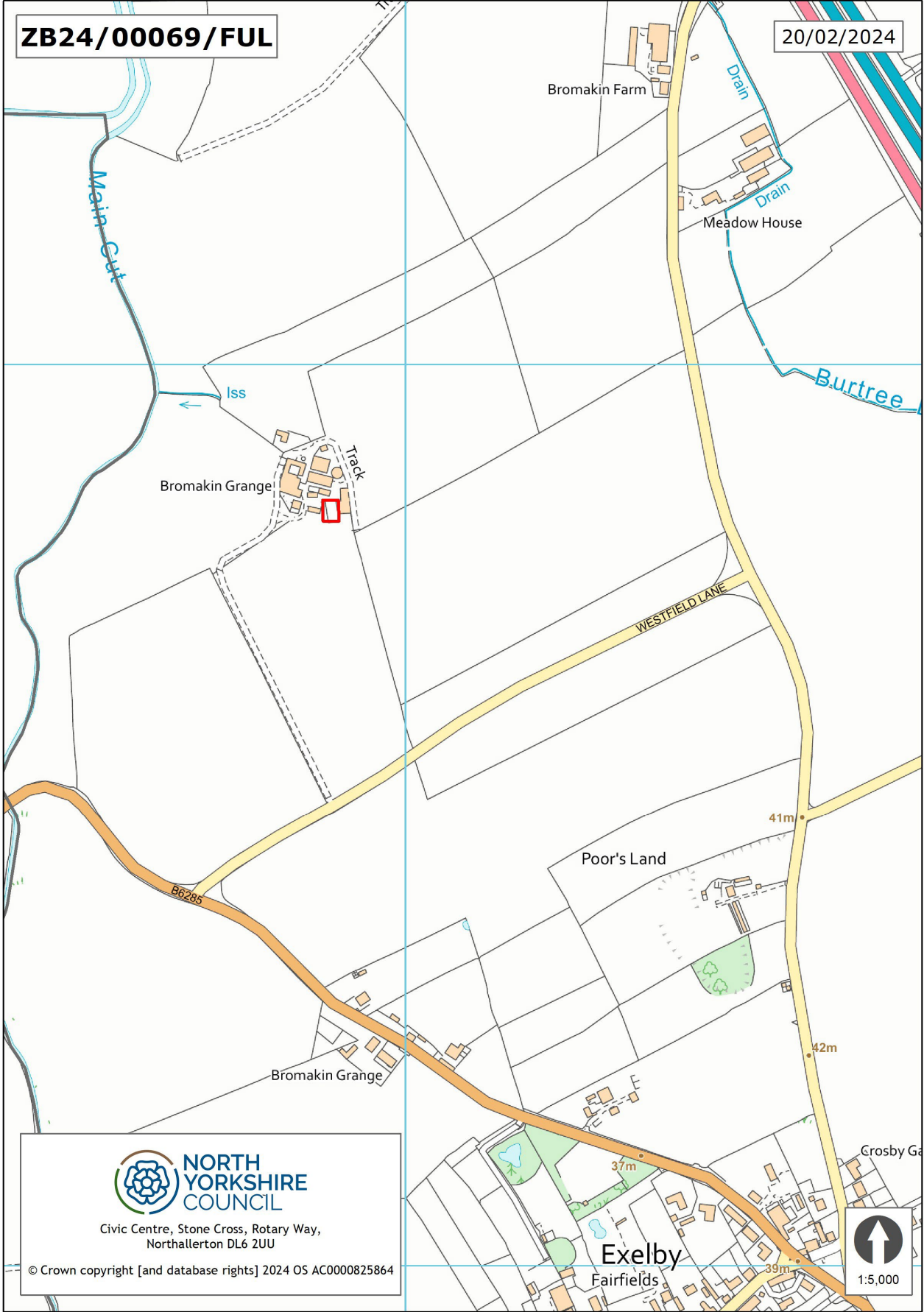
- 1.1 To determine an application for full planning permission for a steel portal framed agricultural grain store.
- 1.2 The application is brought to committee due to the applicant being related to a Councillor.


2.0 SUMMARY

- 2.1 The proposed building dimensions would be 18.31m by 24.56m and 8.55m in height and constructed using natural grey fibre cement sheeting, olive green box profile sheeting with concrete wall panels.
- 2.2 The proposed building would sit adjacent to the existing built form of the farmstead.
- 2.3 The building is within an existing farm operations and is considered to be appropriate to the agricultural character of the immediate area and would not unacceptably intrude on the rural character of the surrounding countryside.
- 2.4 The materials are considered appropriate to the context of the development.
- 2.5 Following discussions with the applicant and agent the original proposed location has been changed in order to protect the setting of the listed building on the site. The building has been moved to be aligned with the other existing farm buildings.

ZB24/00069/FUL

20/02/2024



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3.0 PRELIMINARY MATTERS

3.1 Access to the case file on Public Access can be found here: [Associated Documents](#)

3.2 The following planning applications detailed below are relevant to the site for this site which are detailed below:

10/00016/LBC - Removing the existing pitched roof and replacement with a new pitched tiled roof on the farm house- Granted 18.02.2010

4.0 SITE AND SURROUNDINGS

4.1 Bromakin Grange (Raine) is located approximately 1km to the North of Exelby village off Westfield Lane. Bromakin Grange (Raine) is a working farm located in open countryside in Floodzone 1.

4.2 The farm consists of a farmhouse and a barn which are both grade II listed buildings and other agricultural buildings.

4.3 The farm is accessed from a long track leading off Westfield Lane.

5.0 PLANNING POLICY AND GUIDANCE

5.1 Adopted Development Plan

The Adopted Development Plan for this site is:

- Hambleton Local Plan, adopted 2022
- York and North Yorkshire Minerals and Waste Plan 2022

5.2 Emerging Development Plan

The North Yorkshire Local Plan is the emerging development plan for this site though no weight can be applied in respect of this document at the current time as it is at an early stage of preparation

5.3 National Planning Policy Framework
Planning Practice Guidelines

6.0 CONSULTATION RESPONSES

6.1 The following responses have been received and are summarised below:

6.2 Parish Council – Supports the application

6.3 Yorkshire Water – No response received expired 19.02.2024

6.4 Listed Building Officer – The new storage unit would be in close proximity to the Grade II farmhouse but there are other outbuildings associated to the farm yard scattered throughout the farmyard complex. Storage building is large and stands forward of the farmhouse. This in some ways harms the balance of other buildings which are behind or in line with the farmhouse. Ideally it would be better if the

building was stepped back to be in line with farmhouse and neighbouring building but due to its size this might not be achievable.

The site is a working farm and the proposed building is to facilitate the continued use of the farm and to aid a neighbouring farm Southlands Farm. There is a minor harm to the setting of the Grade II listed building but given the constraints of the farm yard it is clear the location of any new storage building would alter the setting of the listed buildings. The proposed building is required to store grain for working farms therefore there is a public benefit which would outweigh any harm associated to the setting of the Grade II listed buildings.

Following amended plans and re-consultation, I have noted that the building has been moved back this is welcomed and I have no further comments to make

- 6.5 Ministry of Defence – following review of the application documents, the proposed development would be considered to have no detrimental impact on the operation or capability of a defence site or asset. The MOD has no objection to the development proposed.
- 6.6 The application was advertised by site notice on 26 January 2024. No third party representations have been received.

7.0 ENVIRONMENT IMPACT ASSESSMENT (EIA)

- 7.1 The development proposed does not fall within Schedule 1 or 2 of the Environmental Impact Assessment Regulations 2017 (as amended). No Environmental Statement is therefore required.

8.0 MAIN ISSUES

- 8.1 The key considerations in the assessment of this application are:

- Principle of Development
- Design
- Amenity
- Historic Environment
- Development Affecting Heritage Assets
- Highways impacts

9.0 ASSESSMENT

- 9.1 Policies EG7: Businesses in Rural Areas states "Where new or replacement buildings are required, where possible they should be in close proximity to an existing group of buildings and the siting, form, scale, design and external materials of the new buildings should not detract from the existing buildings nor the character of the surrounding area." It is therefore considered that the proposed replacement building to support an agricultural business on an existing farm site is acceptable in principle.
- 9.2 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses.

- 9.3 Para 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 9.4 Para 201 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 9.5 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.6 The listed buildings form a traditional range of agricultural buildings set within the wider framework of non-listed, modern agricultural buildings. The significance is primarily derived from the architectural layout of the buildings and the aesthetics of the structures along with their relationship to the land associated with the long term agricultural practice on the site.
- 9.7 Policy S7; the Historic Environment and Policy E5; Development Affecting Heritage Assets state that proposed developments must protect and conserve the district's heritage assets and their settings. Due to the location of the proposed building in the rural countryside and the proposal being an agricultural building within the farm it is considered that there will be no harm to the environment or the significance of the Heritage Asset and its setting.
- 9.8 Initially concern was expressed owing to the location of the proposed barn, forward of the built line of the historic farm. This has been amended to bring the building back in-line with the existing buildings on the site. This is supported by the Council's Conservation adviser. It is considered that the amended development results in no harm to the significance of the listed buildings.
- 9.9 Local Plan Policy E1 (Design) states that all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place. The design and size is considered to be in-keeping in the context of the wider layout and use of the farm and the amended location is considered to be the most appropriate location on the site. The proposed materials are complementary to the other existing buildings on the site and are otherwise considered to be acceptable in the context of the listed buildings.
- 9.10 Local Plan Policy E2 (Amenity) states all proposals will be expected to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings. The proposed building will be seen in the context of the wider farm and as such will not result in an isolated

development in the countryside. It is considered that there will be no harmful impact on the amenity of the surrounding area due to the location of the proposed building being within the original Farmyard area.

- 9.11 Policy IC2 seeks to ensure that all development can be satisfactorily accommodated by the highway network. The building is proposed in order to enable modern farming practices to be implemented on the site. The proposed building is relatively small by modern standards and is not considered to be of sufficient size as to result in any significant change to traffic movements in the vicinity of the farm. The proposed development is not considered to result in a severe impact on road safety.

10.0 CONCLUSION

- 10.1 Overall, the proposal is considered to be reasonably necessary for the purposes of agriculture within the unit and as such the principle of development in this location is accepted. It is considered that the revised location of the building results in no harmful impact to the significance of heritage assets and as such the proposed development is considered to comply with policy E5 and the relevant paragraphs of the NPPF.
- 10.2 The proposed building has been positioned in order to cause no harm to the character of the area and is considered to be in compliance with policy E1 and E2. The building proposed is considered to result in no significant change in terms of traffic movements and is in compliance with Policy IC2.

11.0 RECOMMENDATION

- 11.1 That planning permission be **Granted** subject to the conditions below

Condition 1

The development hereby permitted shall be begun within three years of the date of this permission.

Reason

To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) Site Plan 3 licence no 100059532 received 09/02/2024, Proposed elevations 4267-01, 4267-02, 4267-03, 4267-04 received 15/01/2024

Reason

Reason: In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.

Condition 3

The development hereby approved shall not be formed of materials other than those detailed within the information received by the Planning Authority on 15th January 2024; unless otherwise agreed in writing

Reason

In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.

Target Determination Date: 15th March 2024

Case Officer: Mrs Lisa Spencer lisa.spencer@northyorks.gov.uk