



YORKSHIRE DALES
National Park Authority

Mr A Dinsdale
West End Farm
Carperby
Leyburn
North Yorkshire DL8 4DJ

R/55/27F/GPDO

Andrew Bishop

19 October 2015

Dear Mr Dinsdale

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER)(EN

PROPOSAL: prior notification under Schedule 2, Part 6 of The Town & Country Planning (General Permitted Development Order) 2015 for erection of agricultural building

LOCATION : West End Farm, Carperby

In reply to your notification dated 21/09/2015, I am pleased to inform you that the National Park Authority has no objections to the proposal as submitted and has granted consent subject to the following conditions:

Conditions

1. The development shall be carried out within a period of five years from the date of this approval.
2. The developer/applicant shall notify us, in writing and within 7 days, of the date on which the development was substantially completed.

Alterations or Amendments

The work must be carried out strictly in accordance with the specifications and plans which accompanied your application. Prior written approval must be obtained from this Authority for any modifications to your proposal. Any work carried out without approval is a breach of planning control and could lead to enforcement action being taken against you.

Notes to Applicant

This consent is for planning purposes only. You should satisfy yourself that you have any other consents that you require.

If you have any queries or require further information please contact the Planning Assistant on 01969 652349.

Yours sincerely

EA

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Head of Development Management

DLPermitGDORpt

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	R/55/27F/GPDO	
District:	Richmondshire	
Parish:	Carperby	
Applicant's Name:	Mr A Dinsdale,	
Grid Ref:	SE00538977	
Received by YDNP:	21/09/2015	Officer: Andrew Bishop

PROPOSAL: prior notification under Schedule 2, Part 6 of The Town & Country Planning (General Permitted Development Order) 2015 for erection of agricultural building

LOCATION: West End Farm, Carperby

CONSULTEES

Wildlife Conservation Officer No objections.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

B8(06) - Conservation Areas
F1(06) - Agricultural Buildings and Structures
GP1(06) - National Park Purposes
GP2(06) - General Design Policy

OFFICERS' OBSERVATIONS

APPLICATION SITE

The application site is a farm within the village of Carperby accessed from the village green. The proposed building would be sited within a farmyard to the rear of the applicant's farm cottages and neighbouring houses. A row of mature conifer trees are growing along the boundary of the farmyard and the neighbour's rear garden land. A large agricultural shed stands between the site and the rising ground to the north. A series of other large farm buildings extend to the west side of the farmyard and access from the village green. The site is outside the Carperby Conservation Area.

PLANNING HISTORY

R/55/27E full planning permission for erection of steel framed agricultural building adjoining existing cow cubicles, approved August 2011.

R/55/27D full planning permission for erection of agricultural building, approved November 2008.

R/55/27B full planning permission for erection of extension to existing farm building to form loose boxes for cattle, approved February 1997.

YD1/55/27A full planning permission for erection of agricultural building and slurry store, approved May 1991.

YD1/55/27 erection of cattle housing building, approved December 1982.

PROPOSAL

This proposal has been submitted as a notification under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed development is the erection of a building 18.288m x 9.144m. The dual pitched fibre cement roof would have a ridge at 5.5m and eaves at 3.657m. The walls would be concrete block and the upper walls of timber boarding. The building would be used for the storage of feed stuffs and equipment.

KEY ISSUES

- principle of the development
- impact on the character and appearance of the countryside and Conservation Area
- impact on residential amenity

PLANNING POLICY

Section 72 of the Town & Country Listed Building & Conservation Areas Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when considering proposals for development within conservation areas.

Section 12 of the National Planning Policy Framework provides guidance relating to the conservation and enhancement of the historic environment. Paragraph 129 of the NPPF requires local planning authorities to identify and assess the significance of heritage assets affected by a proposal. This assessment should be taken 'into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

Local Plan saved policy B8 – Conservation areas requires special regard to be had to preserving or enhancing the character or appearance of the area and only permits development where there is no adverse impact on the character and appearance of the area, important landscape features and views from and into it.

Local Plan saved policies GP2 and F1 permit agricultural development subject to design criteria and protection of the surrounding area. The development has to be appropriate in terms of a kind, scale, siting, density, materials and detailed design which is sympathetic to or enhances the landscape character, special qualities and local distinctiveness of the surrounding area. Other criteria are that it respects the natural, built and historical features in and around the site, accords with the Design Guide and has an acceptable impact on neighbouring amenity.

PRINCIPLE OF THE DEVELOPMENT

The application relates to an active farm business on a land holding of over 167 hectares. The new building would be built in an area of the farmyard used for the storage of agricultural equipment and farm materials. The proposed shed would allow machinery, equipment and animal feed stuffs to be securely protected from the weather. There are already other substantial sheds housing cattle and larger farm machinery. The proposed shed is not intended to house livestock and therefore can be considered for siting within 400m of protected properties.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE AND CONSERVATION AREA

The application site is at the applicant's main farm building group on the edge of the village. The location would be between existing sheds and the rear of housing facing onto the village green. This location would not extend the farm building group into the surrounding countryside. The proposed materials would match the other modern buildings and are considered to be appropriate for its agricultural purpose and location.

There is an existing larger shed to the north and the rising hillside also further limits any longer distance views from that direction. Other existing buildings to the west separate the site from a public bridleway that rises up the hillside out of the village heading north. Some views of the proposed building would be seen from the public right of way at a distance from the hillside, where it would be seen in the context of the other farm sheds and the built form of the village.

The building would not be within the Carperby Conservation Area, but would adjoin its boundary. The building would be to the rear of existing houses and barns and the existing screening provided by the mature conifer trees on the boundary would mean that it is not readily visible from the village green. The trees are of such a height that only the upper part of the roof would be seen, if anything at all.

The new building would be beneficial in allowing farm machinery to be stored out of sight without causing any significant harm to the appearance of the farm building group and its setting adjoining the Carperby Conservation Area. This siting also avoids the need for excavation ground works into the hillside. The proposal is in accordance with Local Plan saved policies GP2, F1 and B8.

IMPACT ON RESIDENTIAL AMENITY

The proposed building would be at the rear of residential properties within the village of Carperby. The application site is separated from the rear of neighbouring houses by their large gardens and a screen of mature conifer trees. The proposed building would be over 25m from the rear windows. The proposed height of the building, trees and distance would mean that their outlook would not be significantly adversely affected. The proposal is in accordance with Local Plan saved policies GP2 and F1.

ANALYSIS OF MATERIAL PLANNING CONSIDERATIONS

The location, scale, height and materials of the proposed building are acceptable in principle and would not have a significant or adverse impact on the character and appearance of the farm building group or the appearance and character of the Carperby Conservation Area and residential amenity. The development is acceptable under Local Plan saved policies GP1, GP2, B8 and F1 and the National Planning Policy Framework and no objection is raised to the development set out in the Notification.

RECOMMENDATION

The development is acceptable under Local Plan saved policies GP1, GP2, B8 and F1 and the National Planning Policy Framework. That no objection be raised to the notification under Class A of Part 6 - Agricultural and Forestry - Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.



Signed by Case Officer

Date 19 October 2015



Principal Planning Officer

Date 19 OCTOBER 2015