# YORKSHIRE DALES NATIONAL PARK AUTHORITY

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| **Committee:** | Planning | **Parish:** | Dent |
| **Date:** | 3 October 2023 | **Officer:** | Nicola Dinsdale |
| **Applicant:** | Cherry Blossom Farm | **Application No:** | S/01/31C |
| **Site Address:** | Greenwood Haw, Dent, Sedbergh, LA10 5SX | | |
| **Proposal:** | Full planning permission for erection of sheep barn with solar panels to south facing roof (part retrospective) | | |




**REASON FOR COMMITTEE CONSIDERATION**

1. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

**APPLICATION SITE**

2. Greenwood Haw is an isolated farmstead located adjacent to highway in Dentdale approximately 2.5 miles to the northwest of Dent Village. The site consists of a farmhouse with a range of traditional stone-built buildings and a farmyard is located directly to the east. A modern steel portal agricultural building has been constructed to the south of the house and buildings that is the subject of this report. The land to the south slopes down by approximately 100 metres towards the River Dee. There are several trees located along the south boundary of the yard.

**PROPOSAL**

3. This application seeks retrospective planning permission for erection of an agricultural building to be located to the south of the traditional buildings. The building measuring approximately 18 metres by 11.6 metres has concrete panel walls that will be clad to almost ground level with Yorkshire boarding on the south west and east gable elevations. A large opening is installed within the east gable elevation with an open side along the north side facing the existing buildings forming a feed area for sheep and cattle. The building has been completed with a brown (Van Dyke Brown) fibre cement roof sheets and incorporates four roof lights on the northern roof slope. Due to the falling land levels, the land has been built up to form an embankment on the southside and a level surface to enable siting of the building.

4. The proposal also extends to the installation of 32.no solar panels to be placed on the south roof slope of the building and is intended to produce approximately 20KW output. The solar panels will be completed in a matt black with a non-reflective finish.

5. A tree planting scheme has been proposed to be planted to the west and south of the proposed building, along with a native hedge that will be positioned along the roadside boundary of the farmyard.

**RELEVANT PLANNING HISTORY**

6. The following applications are relevant:

   S/01/31 Full planning permission for erection of agricultural building. Approved 10/07/1995.

   S/01/31A Full planning permission for conversion of attached barn to additional living accommodation, including an annex (connected to the main house) for use by family; conversion of outhouse to kitchen and erection of single storey glazed link to rear; installation of in-roof solar PV panels to main house and installation of air source heat pump. Approved 25/10/2017.

   S/01/31B/GPDO Prior approval under Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development Order) (England) (as amended) for the erection of an agricultural building. Withdrawn/Final Disposal 08/12/2021.

**CONSULTATIONS**

7. The comments of statutory and non-statutory consultees are summarized below:

   **Highways** - Westmorland & Furness Council – No objection.
   The proposed development will not have a material effect on existing highway conditions, nor will it increase the flood risk on the site or elsewhere.

   **Dent PC** – Objecting.
   Whilst the council recognises that the approval of this building may lead to the clearance of the farmyard (something which the council has been working with the enforcement officer on for many months), the council feels that the barn is in the wrong location and is a bit of an eyesore as you approach the village from the

West. Furthermore, the council believes that the building is far too big to be a sheep barn and is more likely to be used to store machinery and hay and should be recognised as such.

The council objects to this application in the current location and suggests that the building would be better placed further to the east of its current location, tucked under the shoulder of the hill where it would be less visible.

**Chief Environmental Health Officer** – No objection.

**Trees & Woodlands** – No objection however, recommend a condition for implementation and aftercare of the planting. There are also no large canopy trees included with the plan, and it would be good to have some in-field or boundary trees incorporated in the wider setting.

**PUBLIC RESPONSES**

**Neighbour/interested parties' responses received: 0**

8. No responses have been received as a result of this advertisement**.**

**ASSESSMENT**

**Key Issues:**

- Principle of Development
- Design and visual impact
- Landscaping
- Biodiversity Enhancement
- Parish Council Comments
- Equality Act

PRINCIPLE OF DEVELOPMENT

9. Policy BE2 of the Yorkshire Dales Local Plan 2015-2030 aims to support agricultural and rural land-based enterprises by permitting development that is necessary to serve the needs of the enterprise in that location. The proposed building is to be a multipurpose agricultural building for cattle and sheep as well as for the storage of hay and straw that will serve the agricultural holding.

10. The farm holding comprises 20 acres of owned land with a further 40 acres of rented land and additional land taken for grazing. The farm is a mixed unit with 74 cattle including young stock and approximately 130 sheep. The building is required to for the wintering of sheep and cattle on the site. The proposed agricultural building is justified and necessary to serve the needs of the agricultural enterprise offering improved animal welfare and helps to reduce the risk of potential environmental impacts. The proposal meets the requirements of Local Plan policy BE2.

11. Policy CC1 is also relevant as it supports small scale renewable development which contributes to the energy needs of communities and businesses.

DESIGN AND VISUAL IMPACT

12. The proposed building is relatively large for this location but is sited on the edge of the building group and although it is higher than the existing traditional buildings it is mostly seen in context with the existing farmstead and surrounding trees with the rising land to the north. The main vantage point of the building is on the approach along the highway from the west. In these views the buildings gable elevation can be seen, however this is seen in context with the trees adjacent and behind. At the current time, the west gable

elevation is open sided however this section will be completed with Yorkshire boarding to ground level, which alongside the proposed tree planting will have a much-improved appearance that will also act to shield some of the existing agricultural activity and storage. The building can be seen in distant views from south across the River Dee these, however these are partially screened from view by the trees close to the river and then seen in context with the existing buildings and trees and rising land. External lighting, the completion of the Yorkshire boarding on the west and east gable elevations and the landscaping can be controlled by condition. The building as positioned has a close relationship with the existing building group and due to its scale, the use of weathered boarding and the planting scheme, will only have a limited impact on the visual quality of the locality and the intrinsic character of the landscape.

LANDSCAPING

13. There are several existing trees positioned in close proximity to the site which offer some screening from roadside views of the site. A landscaping scheme has been proposed comprising 30 trees with a mix of 20% medium standards and 80% smaller trees along the south and west side of the building. The proposal also includes the planting of a further 4 medium standard trees and 4 smaller trees within the small area of land directly to the west of the building, in addition to a native hedgerow planted along the roadside boundary to enclose the existing farmyard. Once established the planting will provide additional screening and enhancement of the site. The landscaping scheme, its establishment and suitable tree protection measures, can be controlled by condition and is consistent with Local Plan policy W1 and W2.

SOLAR PANELS

14. The proposal includes 32 solar panels on the south roof slope of the agricultural building that would provide an estimated 20KW of energy and will contribute to meeting the energy needs of the business. The panels would be finished in a matt black colour will not have a significant adverse impact on the character and appearance of the site or the surrounding area. The proposal is therefore consistent with Local Plan polices CC1 and SP4.

BIODIVERSITY ENHANCEMENT

15. As a means of biodiversity enhancement four bird or bat boxes are to be positioned on the building. Further enhancement can be sought through the addition of swallow boxes within the building which can be controlled by condition. The proposal meets the requirements of Local Plan policy W2.

PARISH COUNCIL COMMENTS

16. Dent Parish Council objects but acknowledges that the proposal may result in the clearance of the farmyard, although the Council considers that the barn is in the wrong location and is a an eyesore as you approach the village from the West.

17. Although the building is relatively large in scale and can be seen, it is positioned within the existing building group. The Yorkshire boarding and additional landscape planting will help to reduce the visual impact especially in views from the west. It is therefore considered that in this case the proposal is acceptable and accords with Local Plan policy SP4.

EQUALITY ACT

18. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

19. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

**CONCLUSION**

20. The proposed development is justified and serves the agricultural needs of the agricultural unit. The building is set on the edge of the existing building group of traditional buildings. The solar array will form a sustainable renewable energy source and the proposal will only have a limited impact on the character and appearance of the locality. The landscaping and suitable biodiversity enhancement can be controlled by condition and over time should improve the appearance of the site significantly. It is considered that the proposal is in accordance with policies SP2, SP4, BE2, W2, W3 and CC1 of the adopted Yorkshire Dales National Park Local Plan (2015-2030) and the NPPF.

**RECOMMENDATION**

21. It is recommended that permission is GRANTED subject to conditions to include the following:

    Time limit 3 years

    In accordance with approved plans

    Approval of materials (Yorkshire boarding, colour of roof materials, roof lights, rainwater goods, solar panels)

    Completion of Yorkshire boarding within 2 months of decision.

    Implementation of landscaping scheme

    Tree protection measures.

    Control of external lighting

    Provision of Biodiversity Enhancement

    Removal building when ceased to be used for intended purpose.

    Removal of solar panels when ceased to be used.