

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Fylingdales

Application No. NYM/2019/0450/AGRP

**Proposal:** Erection of agricultural storage building

**Location:** Deer Park Farm, Fylingthorpe

**Decision Date:** 15 August 2019

## Consultations

Site Notice Expiry Date – 31 July 2019

## Director of Planning's Recommendation

Approved



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**Background**

The application site occupies a remote location to the south of the village of Fylingthorpe and at the end of a private access lane along which passes a public bridleway. There are a number of scattered farms in the locality, many of which are historic/traditional farmsteads with a principle dwelling and range of traditional buildings. The landscape is very undulating and the majority of the land is used for grazing with small pockets of woodland within the valleys.

In 2014 the Authority refused to grant approval for a livestock building for a small herd of cattle on the site under the Town and Country Planning (General Permitted development) Order 2015. However approval was subsequently granted on appeal and the building has now been erected and a farmyard established. The Inspector concluded that the building would occupy a low lying position, cut into the slope of the ground and aligned with its long elevation parallel with the contours of the land so as to minimise its visual impact on the wider landscape of the National Park and the applicant had demonstrated an exception need arising from agricultural necessity for a new building in an isolated location.

More recently prior approval was given for the siting of a further general purpose agricultural storage building on the site of a similar size, design and materials to the existing structure and with the long elevation aligned with the contours of the land.

This Notification seeks the Authority's approval for the siting of a further storage building located in the north-eastern corner of the site. It would be a timber clad, open fronted structure measuring 8.5 metres by 6.7 metres within which will cover the existing unauthorised storage containers on the site. The Storage containers provide the applicant with safe, secure storage for his machinery, vehicles and chemicals.

**Main Issues**

The most relevant policy of the Core Strategy and Development Policies Document is Development Policy 12 which is supportive of proposals for new agricultural buildings where there is a functional need for the building and its scale is commensurate with that need; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business; and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is proposed.

The applicant has demonstrated a functional need for the proposed storage building and it has been designed for the purposes of agriculture, in keeping with existing, modern agricultural buildings recently erected/approved on the site. The building will be well related to the existing building on the site, being a much smaller structure and will be positioned at the lowest part of the site. The applicant has indicated his intention to supplement the recent tree planting on the site to help soften the impact of the development.

As the site is now developed the building would not be isolated and would be viewed as part of a small farmstead. Whilst a public bridleway passes to the south affording views of the site, the building would be low lying within a natural hollow and viewed against a backdrop of trees and open fields sloping up to the distant woodland on the horizon.

In view of the above it is considered that the proposal meets the criteria of Development Policy 12 and that the matters of siting, design and external appearance are acceptable to the Authority such that approval can be granted.