

North York Moors National Park Authority

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

Application No. NYM/2019/0253/AGRP

Proposal: Erection of agricultural storage building

Location: Deer Park Farm, Fylingthorpe

Decision Date: 19 June 2019

Consultations

Site Notice Expiry Date – 29 May 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1	Landscaping Scheme to be Implemented - Conversions/Listed Buildings All hard and soft landscape works comprised in the approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
2	External Lighting - Submit Details No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

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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 for the following reason:

The siting of the proposed building, remote from any neighbouring farmsteads and other buildings would represent sporadic development which would be detrimental to the landscape character and appearance of this part of the National Park. The building would be clearly seen from the adjacent public bridleway and by reason of its isolated nature would have a harmful impact on this landscape which is not characterised by isolated or small groups of buildings

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.

This Notification seeks the Authority's approval for the siting of a further general purpose agricultural storage building on the site measuring 18.3 metres by 7.8 metres with an eaves and ridge height of 3.7 metres and 4.3 metres respectively, and the long elevation would be aligned with the contours of the land as with the existing building which lies to the west and is of a similar size. The applicant has confirmed his intention to cut into the slope of the ground (by approx. 1.5 metres) to keep the overall, height of the building as low as possible and to plant native trees along the southern boundary of the site. The building would be clad full height in Yorkshire boarding to the south, east and west elevations and open to the north elevation onto the yard, under a grey profiled sheeted roof.

The applicant advises that he needs the building to store hay and straw in rather than use plastic wrap. As an upland holding the applicant intends to switch to making hay on his meadows and a covered store is essential to stop it wasting in the winter.

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 and is appropriate to the character of the locality is submitted as part of the proposal.

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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 building recently erected on the site. The building will be well related to the existing building on the site and will be cut into the ground to minimise its overall height and visual impact. A modest landscaping scheme of native hedge planting and orchard trees is also proposed.

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.