

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Silpho

Application No. NYM/2019/0294/FL

Proposal: erection of metal feed bin on concrete base (retrospective)

Location: land adjacent to Whisperdale Cottage, Whisperdale

Decision Date: 18 July 2019

Extended to:

Consultations

Parish -

Site Notice Expiry Date – 25 June 2019

Others –

Mrs Catriona Cook MBE, British Horse Society Regional Access Officer, Burgate Farm, Harwood Dale – The intensive pheasant rearing has had an adverse effect upon bridleway users as it can be like riding through an open air intensive chicken shed. If minded to approve, it is possible to put a condition on limiting the numbers of pheasants.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. Strict Accordance With the Plans/Specifications or Minor Variations
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2. The exterior surface of the feed bin hereby approved shall, within 3 months of the date of this permission, be coloured dark grey or dark green, and shall thereafter be so maintained.

Reason(s) for Condition(s)

1. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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Background

The application site is located in a remote location in Silpho, off Reasty Bank, to the south of Harwood Dale. The site is close to Whisperdales Cottage, at the bottom of a wooded valley, with a bridleway approximately 20 metres to the south.

This application seeks retrospective planning permission to site a metal cylindrical feed bin which would measure 6.5m high and is sited on a 3m x 3m concrete base.

It is understood that the feed is for pheasant rearing purposes

The application is retrospective and has been submitted following an enforcement investigation.

Main Issues

The Local Development Framework Policy most pertinent to this application is Development Policy 12 (New Agricultural Buildings).

Development Policy 12 of the NYM Local Development Framework seeks to permit proposals for new agricultural buildings and structures where there is a functional need for the building, the building is designed for the purposes of agriculture, the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The feed bin is required for the pheasant rearing business on this land, so could be considered to be required in relation to a shoot business rather than agriculture. However, the feed bin has a utilitarian agricultural appearance which is not out of place in this location, and is considered to be in the spirit of DP12.

Concern has been expressed by a local resident that the number of pheasants roaming the area causes a problem for horse riders and requests that a conditions be attached restricting the numbers. However, the use of the land for the rearing of pheasants is not part of this application and consequently such a condition could not be attached.

The location of the feed bin is viewed against a backdrop of coniferous woodland and rising land, and provides it is coloured dark grey or dark green would not be visually prominent or have a detrimental landscape impact.

No comments or objections have been received in connection with the proposal and therefore approval is recommended.

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Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant that the development is likely to improve the economic, social and environmental conditions of the area.