

North York Moors National Park Authority

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

Application No. NYM/2019/0200/FL

Proposal: erection of agricultural storage building with associated access track (part retrospective)

Location: land near Thorny Beck, Stubs Lane, Staintondale

Decision Date: 14 May 2019

Extended to:

Consultations

Parish - While there was no objections to the principle of the development Councillors were concerned that there was insufficient screening of the south elevation (facing the Falcon Inn).

A couple of councillors also expressed concern regarding the increased rainwater run off due to the size of the concrete apron in relation to the building. Thorny Beck is in a dip and in times of heavy/prolonged rain the road can be impassable due to floodwater. Their worry was that the increased runoff would exacerbate the flood problem.

Highways – No objections

Natural England – No objections

Site Notice/Advertisement Expiry Date – 25 April 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. **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.
3. **If the use of the building for the purposes of agriculture within the unit (Teydale Farming Ltd) permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.**

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4. 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.
5. Prior to the development being brought into use details of a landscaping scheme for the east and south sides of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for tree planting along the southern boundary of the building hereby approved and the planting up of the old hedgerow gateway, and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. 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.
6. Trees/Hedging to be Retained
No trees, shrubs or hedges to the north or east of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
7. The central strip of the access tracks hereby approved shall be removed and replaced with the laying of a small depth of soil before being seeded with grass, within three months of the date of that part of the track's construction being first undertaken. The access tracks shall be maintained in the twin trod condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
8. Surface Water Disposal Details
No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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.
3. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

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4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
8. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.



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Background

This application relates to a farming enterprise based at Teydale Farm on the opposite side of the main road close to the Falcon Inn in Staintondale.

There is not enough land where the farmhouse is sited to place an agricultural building to serve the enterprise and it is therefore proposed to site a general purpose agricultural storage building adjacent another property owned by the business, along Stubs Lne, to the east of the Falcon Inn.

The building would measure 22.7m long x 24.38m wide with a height to the eaves of 4.8m and to the ridge of 8.1m. It would be clad with concrete panels and Yorkshire boarding above with a dark grey corrugated roof.

The building would be screened on two sides by mature trees, to the east by rising land and is more open to the south.

Permission is also sought (retrospectively, for a stone track along the side of the field to the proposed buildings.

Supporting information has been submitted which has been assessed by an independent consultant.

Main Issues

Development Policy 12 of the Local Development Framework seeks to permit proposals for new agricultural buildings, tracks and structures or extensions to existing buildings 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 building proposed is considered to accord with the requirements of DP12, being designed for the purposes of agriculture and sited adjacent to an existing dwelling which forms part of the enterprise.

A scheme of landscaping will be required to reduce the visibility to the south. Whilst the building will be visible at a distance from this aspect it is not considered to have any wider landscape impact issues and therefore approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent Approval (No Amendments Required)

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