

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2019/0320/AGRP

Proposal: proposed excavating of silage clamp and use of material to create banks to act as retaining wall together with laying of concrete/asphalt

**Location: Burgate Farm
Harwood Dale**

**Decision Date: 05 July 2019
Extended to:**

Consultations

Site Notice Expiry Date – 11 June 2019

Director of Planning's Recommendation

No objections

To ensure there is no biodiversity loss, the new development including the removal and subsequent deposition of spoil must not deleteriously affect the existing hedgerow by retaining a buffer of at least 1 metre from any hedge plants.

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Background

Burgate Farm is a dairy farm located in the valley to the east of Harwood Dale village and comprises a traditional stone farmhouse and courtyard with an extensive range of modern farm buildings beyond. There are a number of public rights of way passing the farm.

This application is for the excavation of a silage clamp and use of material to create banks to act as a retaining wall together with laying of concrete asphalt.

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 silage clamp will be located to the north of the steading, and is considered to act as a continuation to the existing agricultural unit. Given that the silage clamp will have earth walls, it is considered to have minimal impact on the wider landscape. A public footpath runs to the west of the site and therefore the authority's ranger was consulted, however no objections were raised to the development. Our ecologist has also been consulted and it was recognised that the site is immediately adjacent to a hedgerow of longstanding. Although there is already a silage clamp located to the east of the hedgerow, it was considered that the proposed silage clamp could have a negative impact on this. Therefore, in order to ensure there is no biodiversity loss, the new development including the removal and subsequent deposition of spoil must not deleteriously affect the existing hedgerow by retaining a buffer of at least 1 metre from any hedge plants. The applicant has agreed for a condition to be applied to this effect.

In view of this, the application is considered to accord with the requirements of Development Policy 12 of the NYM Local Development Framework.

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 have hereby granted planning approval.