

North York Moors National Park Authority

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

Application No. NYM/2019/0329/FL

Proposal: erection of agricultural livestock building

**Location: Hogarth Hill Farm
Boggle Hole Road
Fylingdales**

**Decision Date: 09 July 2019
Extended to:**

Consultations

Parish – No objections

Highways – No objections

Environmental Health Officer – No comments

Site Notice Expiry Date – 04 July 2019

Others –

Forestry Commission – No comments

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Location Plan</td><td>D11336-03 Rev C</td><td>10 May 2019</td></tr><tr><td>Proposed Farm Shed Elevations</td><td>11336-15 Rev A</td><td>10 May 2019</td></tr><tr><td>Proposed Farm Shed Floor Plan</td><td>11336-14 Rev A</td><td>10 May 2019</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed Location Plan	D11336-03 Rev C	10 May 2019	Proposed Farm Shed Elevations	11336-15 Rev A	10 May 2019	Proposed Farm Shed Floor Plan	11336-14 Rev A	10 May 2019
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3.	LNDS00	Any rubble, machinery or other debris within the vicinity of the new building hereby approved that is to be cleared must be cleared by hand prior to construction. If any newts are found, work must cease immediately and Natural England shall be consulted for advice.												
4.	DRGE00	Guttering shall be installed on the building hereby approved which shall funnel into a soakaway or similar.												

Reason(s) for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	LNDS00	This is due to the small risk that great crested newts may be utilizing the area given the proximity of ponds and records in the wider area.
4.	DRGE01	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.

INSERT PHOTO (OFFICER)



Application Number: NYM/2019/0329/FL

Background

Hogarth Hill Farm occupies an isolated position on the south side of Bridge Holm Lane which leads from the A171 to Boggle Hole and Fylingthorpe. It comprises the farmhouse on the east side of the access track and a large modern agricultural shed on the west side. The farmhouse and the farm buildings are well screened in the wider landscape by the existing woodland planting to the north, east and west of the site.

Permission was granted for the erection of an agricultural building in 2018 (Ref: NYM/2018/0241/AGRP) which has since been built. This planning application seeks permission to extend this agricultural building. The new building will adjoin the existing building approved in 2018 and will measure 30 metres by 15 metres. The walls will comprise concrete panels and Yorkshire boarding with dark grey profile sheeting on the roof.

Main Issues

The relevant policy of the Core Strategy and Development Policies Document is Development Policy 12 which looks favourably on proposals for new agricultural 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; 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 will be sited adjacent to existing buildings and will be screened by a copse of trees to the east and west. The building is considered to be of a suitable size and will relate functionally to the existing steading.

The Authority's ecologist has commented on the application and has requested that guttering is installed on the property to ensure rainwater run-off is managed. Furthermore, due to the close proximity of ponds to the site, it has been requested that the rubble and debris that needs to be removed to make way for the building is done so by hand. This is due to the small risk that great crested newts may be utilizing the area. If any newts are found, work must immediately cease and Natural England consulted for advice.

It is considered that the above developments accords with Development Policy 12 and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.