

North York Moors National Park Authority

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

Application No. NYM/2019/0413/AGRP

Proposal: erection of agricultural storage building

Location: Burgate Farm, Harwood Dale

Decision Date: 06 August 2019

Extended to:

Consultations

Site Notice Expiry Date – 23 July 2019

Director of Planning's Recommendation

No objections



Application Number: NYM/2019/0413/AGRP

Background

Burgate Farm is a working dairy farm, located in a valley bottom approximately one kilometre east of Harwood Dale village. It is barely visible from the road and is accessed via single track lane which passes through two other farms/properties before terminating at Burgate Farm. The main farm comprises a traditional stone under slate farmhouse with a range of traditional stone under pantile agricultural buildings forming a courtyard with an extensive range of modern farm buildings (including milking parlour) beyond.

This application seeks permission for the erection of single agricultural building, to be located to the north of the existing steading. The building will be used for the storage of livestock and will measure 38.1 metres by 12.8 metres.

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.

As this is an agricultural notification rather than a full application consideration can only be given to siting and design, ecology and archaeological issues. No comments have been received in relation to ecology and archaeological issues and the scale and design of the building is considered appropriate for its intended use. There is a public footpath located to the north and west of the building, however the erection of an additional agricultural building at this location is not considered to impact on these rights of ways due to the fact the building will be located adjacent to an existing steading. In light 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 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.