

North York Moors National Park Authority

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

Application No. NYM/2019/0451/FL

Proposal: Erection of lean-to extension to agricultural building (retrospective)

Location: Deer Park Farm, Fylingthorpe

Decision Date: 05 September 2019

Consultations

Parish – No objection

Fylingdales Village Trust –

Highways – No objection

Environmental Health Officer –

Forestry Commission – Issue Standing Advice regarding Ancient Woodland but no further comments

Site Notice/Advertisement Expiry Date – 20 August 2019

Director of Planning's Recommendation

Approved



Application Number: NYM/2019/0451/FL

Background

The application site occupies a remote location to the south of the village of Fylingthorpe and at the end of a private access lane along which passes a public bridleway. There are a number of scattered farms in the locality, many of which are historic/traditional farmsteads with a principle dwelling and range of traditional buildings. The landscape is very undulating and the majority of the land is used for grazing with small pockets of woodland within the valleys.

In 2014 the Authority refused to grant prior approval for a livestock building for a small herd of cattle on the site under the Town and Country Planning (General Permitted Development) Order 2015. However prior approval was subsequently granted on appeal and the building has now been erected and a farmyard established. The Inspector concluded that the building would occupy a low lying position, cut into the slope of the ground and aligned with its long elevation parallel with the contours of the land so as to minimise its visual impact on the wider landscape of the National Park and the applicant had demonstrated an exception need arising from agricultural necessity for a new building in an isolated location.

More recently prior approval was given for the siting of two further general purpose agricultural storage buildings on the site, one of a similar size, design and materials to the existing structure with the long elevation aligned with the contours of the land, and the other a much smaller structure in located in the north-eastern corner of the site to cover the existing unauthorised storage containers on the site which provide the applicant with safe, secure storage for his machinery, vehicles and chemicals.

This application seeks approval for the retention of a modest lean-to extension attached to the eastern gable of the original building. It has an overall height of 3.5 metres (lower than the eaves to the host building) and is built in matching materials.

Main Issues

The most relevant policy of the Core Strategy and Development Policies Document is Development Policy 12 which is supportive of proposals for new agricultural buildings where there is a functional need for the building and its scale is commensurate with that need; 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 proposed.

It is considered that there is a functional need for the lean-to extension given its current use and it has been designed for the purposes of agriculture, in keeping with host modern agricultural building recently erected on the site. The extension sits low on the site having been cut into the hillside. It is viewed as part of a small farmstead and helps define the north-eastern corner of the farmyard. The applicant has also recently undertaking tree planting around the site to help soften the impact of the development. Whilst a public bridleway passes to the south affording views of the site, the extension is viewed against a backdrop of trees and open fields sloping up to the distant woodland on the horizon.

In view of the above it is considered that the proposal meets the criteria of Development Policy 12 and that the matters of siting, design and external appearance are acceptable to the Authority such that approval can be granted.

Application Number: NYM/2019/0451/FL

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.