

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Harwood Dale

Application No. NYM/2019/0745/AGRP

Proposal: erection of general purpose agricultural building (excluding the housing of livestock/slurry/sewage sludge)

Location: River Head Farm, Lownorth Road, Harwood Dale

Decision Date: 26 December 2019

Consultations

Natural England - No objection.

Site Notice Expiry Date - 17 December 2019.

Director of Planning's Recommendation

No objection subject to the following condition:

1. **Roof Colouring (dark grey)**

The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey in a matt finish and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

Reasons for Conditions

1. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Informatives:

The applicant is advised to ensure guttering to the new building is provided to ensure clean water falling on the roof is either collected into butts/troughs for re-use, or directed to a soakaway or into a watercourse/pond, to avoid the creation of additional dirty water.

MISC INF01 Bats

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

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MISC INF 12 Birds

Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.



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Background

River Head Farm is an isolated farm holding located on high ground to the west of Harwood Dale. The farm is accessed via the road to Low North Bridge before the route reduces to a single width access track. Access is obtained through the neighbouring farm; Morra Head and at this point the track becomes a designated Public Bridleway. The holding comprises a detached farmhouse at the southern tip of the steading with a substantial yard extending to the north, behind the house. There are a number of typical agricultural buildings, mainly of steel portal frame design with corrugated sheet cladding, some used for housing livestock and some for the storage of straw etc. Although a large farm holding, the yard and buildings are well screened by various belts of mature trees, mainly to the south and western boundaries of the farm yard.

The farm holding extends to some 486 hectares with 370 hectares of that being grazing land, 116 hectares arable land and 18.5 hectares of moorland. There is further land available through the Fylingdales Moor Stewardship Agreement. The farm currently supports 450 finishing cattle, 620 breeding ewes plus 12 tups with 700 finishing lambs and 145 replacement ewe lambs.

This notification proposes the demolition of a cluster of existing buildings in the centre of the yard with the erection of a replacement portal frame building for the storage of straw. The proposed building measures approximately 36.5 metres by 24.4 metres, 5.4 metres to eaves with an overall ridge height of 7.6 metres.

In support the application, the applicant's agent has advised that there is a need for better storage accommodation on the farm and this building is designed to satisfy this need. By virtue of the fact it will be built over the footprint of existing buildings to be removed, it has a clear physical link to existing buildings. The materials proposed are typical for agricultural buildings, comprising concrete panels at the lower level with one third of the elevations clad with Yorkshire Boarding with the remaining parts clad with dark green plastic coated profile sheeting under a dark grey fibre cement roof.

Main Issues

In the consideration and determination of prior notification applications, the Authority can only assess the proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology.

The Authority is satisfied that the proposed agricultural building is suitably designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider open agricultural and moorland landscape of this part of the Park.

The farm is visible in the landscape but nestles quite well amongst the mature tree belts and screening. Consequently, the yard is quite tightly defined and characterised by buildings of a similar size, scale and design. The proposed building is to be positioned in the centre of the yard following the demolition of a group of smaller buildings and therefore, has minimal landscape impact and is a sufficient distance from the trees to avoid any disturbance to them. The main view of the yard is gained from the public road and right of way to the south. However, as stated, the impact of the proposed building is considered to be minimal to modest given its position amongst similar buildings.

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Natural England has no objection to the proposal and the Authority's Ecologist has requested that both bat and bird informatives are included with the decision due the proposed demolition. It is further recommended that appropriate provision of guttering to the new building is included to ensure clean water falling on the roof is either collected into butts/troughs for re-use, or directed to a soakaway or into a watercourse/pond, to avoid the creation of additional dirty water.

Based on the above advice, it is recommended that a third informative be added to the decision letter recommending the addition of rainwater goods to the building.

In view of the above, Officers are satisfied that there is a functional need for the building and that the building has been designed for the purposes of agriculture within the unit. It is not considered that the building would cause unacceptable harm to local ecology, archaeology or the wider National Park landscape or the setting of the house. Consequently, no objections are offered.