

# North York Moors National Park Authority

Borough: Scarborough Borough Council (South)  
Parish: Hackness

Application No. NYM/2019/0768/AGRP

**Proposal:** erection of extension for agricultural storage purposes

**Location:** Thirlsey Farm, Suffield

**Decision Date:** 30 December 2019

## Consultations

**Site Notice Expiry Date** - 17 December 2019.

### Director of Planning's Recommendation

**No objection** subject to the following conditions:

- 1. Roof Colouring (dark grey)**  
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained (dark grey) and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
- 2.** The building/extension shall not be used for the housing of livestock or slurry/manure. The use of the building/extension the subject of this notification for livestock accommodation or slurry/manure storage will require a separate grant of planning permission.
- 3.** If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

### Informatives

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| 1 | The applicant is advised that the building should be fitted with guttering to storage or soakaway to prevent clean water becoming fouled by mud created by vehicle movements. |
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**Background**

Thirsley Farm is an established farmstead located in an isolated location on open land between Hackness and Harwood Dale. The group of traditional farmstead buildings are Grade II Listed.

The farming enterprise is quite large and a mixed holding including livestock and productive arable land. Planning permission was granted in 2014 (a revised scheme) for a large agricultural building to house 1,000 bed and breakfast pigs. The proposed building was amended to reduce its impact from public vantage points to the north and took the form of an almost square-plan form under a double ridged roof. One side of the building comprises six bays with the other slightly smaller, at five bays. The permission has been implemented and the development completed.

This notification seeks to extend the building to provide storage space for straw to be used as animal bedding and also for use with the farm's biomass boiler. It is proposed to extend each part of the shed by two and three bays respectively, to match the existing proportions and materials, resulting in a uniform shed.

**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 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 original, historical yard is quite tightly defined and characterised by buildings of a similar size, scale and design. The large modern building which is proposed to be extended under this notification is to the west of the yard, beyond the tree belt. Views of the building can be obtained from the nearby public rights of way network, however as the proposal relates to a relatively modest extension to an existing modern building, the visual impact is considered to be relatively low.

The Authority's Ecologist has requested appropriate provision of guttering to the new building is included to avoid the creation of additional dirty water. Based on the above advice, it is recommended that an informative be added to the decision letter recommending the addition of rainwater goods to the building.

The building is proposed for straw storage in association with the existing agricultural enterprise. On the basis the extension is to a livestock building, it is considered reasonable to include a condition restricting its use to storage only and not to be used for livestock housing or manure storage as this purpose would need a separate grant of planning permission given its proximity to residential dwellings. Furthermore, on the basis the host building carries a condition requiring it to be removed from the site if agricultural use ceases, it is also considered necessary to repeat the condition as it is effectively one 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.