

North York Moors National Park Authority

Borough: Scarborough Borough Council (South)
Parish: Broxa-Cum-Troutdale

Application No. NYM/2020/0073/AGRP

Proposal: erection of agricultural storage building

Location: Broxa Farm, Broxa Hill, Broxa

Decision Date: 27 March 2020

Consultations

Site Notice Expiry Date - 18 March 2020.

Director of Planning's Recommendation

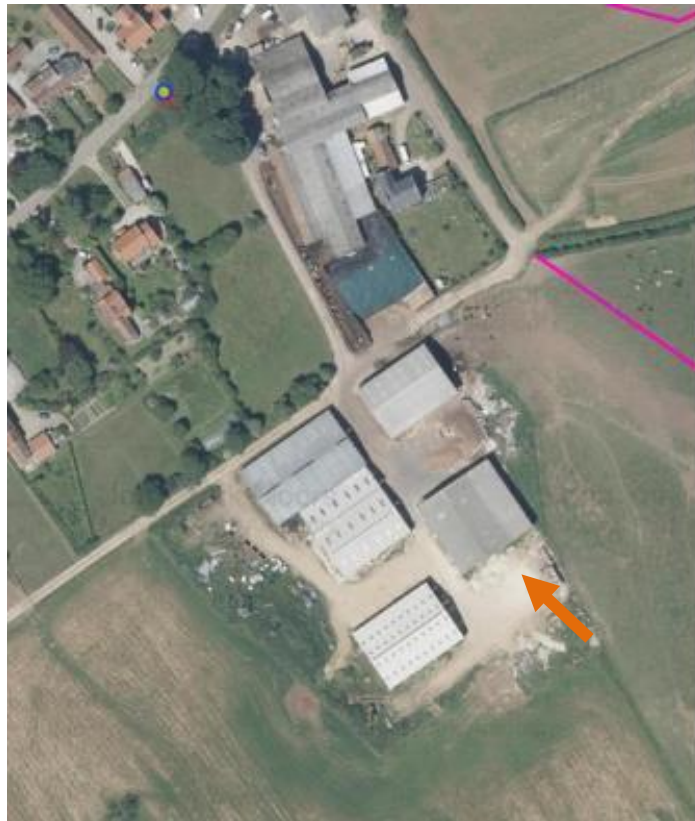
Approval subject to the following conditions:

- 1. Roof Colouring (insert)**
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

1.	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.
2.	The applicant is advised that the building should be adequately guttered with collected rainwater being directed to storage or soakaway as appropriate to avoid running onto the yard and potentially becoming contaminated by stock or machinery movements.

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North elevation of shed to be extended (at the south) – picture taken in 2012



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Background

Broxa Farm is a mixed arable, dairy and beef farm amounting to some 486 hectares. The substantial yard is split from the farmhouse by the road running through the village and is located at the northern limit of the settlement.

This proposal relates to the extension of an existing general purpose agricultural building located in the southernmost section of the farmyard. The proposed extension measures 32 metres long (more than doubling the existing building which is 27.4 metres in length) and would match all the other dimensions of 18.3 metre width with additional 9.1 metre lean-to along the eastern elevation; an eaves level of 6.1 metres and overall ridge height of 8.4 metres. It is proposed to construct the building in matching materials of pre-cast concrete panels with Yorkshire boarding above and a fibre cement sheet roof.

The building is proposed to be used for agricultural storage for farm produce, feed, machinery and bedding straw. The new building is required to provide clean, dry and safe storage of the above items. The building is not proposed to be used for housing livestock.

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 building is proposed to serve an established agricultural enterprise and is clearly designed for agricultural purposes, of matching proportions and materials to the existing building. BY virtue of the fact it is an extension, the building will be located within the existing farmyard, set well back from the road and no closer to neighbouring residents than existing buildings. Furthermore, the proposal will help to improve the environmental quality of the farm and therefore it is considered that there is a functional need for the building.

There is a public right of way to the east of the yard from which the building will be visible (and other footpaths and bridleways nearby) but on the basis it will be in the immediate context of the existing farmyard, it is not considered that any significant or unacceptable landscape harm will be caused as a result of the proposed development.

The Authority's Ecologist has confirmed there are no objections in principle but stated that it is important to ensure the building is adequately guttered with the collected rainwater being directed to storage or soakaway as appropriate to avoid running onto the yard and potentially becoming contaminated by stock or machinery movements. This advice has been considered and incorporated into an informative.

Conditions are recommended in relation to materials and the use of the building. It is important to note that the building is in a location where full planning permission will be required for its use as livestock housing or manure storage.

Officers are satisfied that the erection of this covered storage building would not result in any adverse landscape impact and will be read in the context of the existing and substantial farm yard.

In view of the above, no objections are offered to the proposal.