

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Newholm-Cum-Dunsley

Application No. NYM/2020/0245/FL

Proposal: erection of extension to existing straw shed

**Location: Home Farm
Dunsley Lane
Dunsley**

**Decision Date: 29 May 2020
Extended to:**

Consultations

Highways – No objection – 14 April 2020

Forestry Commission – No Comment – 14 April 2020

Site Notice/Advertisement Expiry Date – 30 April 2020

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. **Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. **The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey to match the existing buildings and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.**
4. **External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5. **Building to be Removed if Not Used for Agriculture**
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.

Application Number: NYM/2020/0245/FL

- 6 The boundary hedge that runs parallel to the building hereby permitted is beneficial in terms of visual screening and should therefore be maintained at a minimum height of 2 metres and a minimum width of 2 metres, unless otherwise agreed by the Authority.

Informatives

- | | |
|---|--|
| 1 | There is to be no ground excavation, vehicle movements or storage of spoil or materials within 2m of the hedge plants (taken from the stems/trunks of the hedge plants) to avoid compromising the root systems which should ensure that the health of the hedge is not impacted by the development hereby permitted. |
|---|--|

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. 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.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
6. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Application Number: NYM/2020/0245/FL



Application Number: NYM/2020/0245/FL

Background

Home Farm occupies an elevated position in the south west corner of the small village of Dunsley near Whitby. The application site itself lies behind a substantial high grass verge and comprises the main farmhouse and a range of traditional and modern agricultural buildings.

This application seeks planning permission for the erection of an additional straw shed. The proposed building is located within close proximity of the existing agricultural buildings and is to have an overall height of 7.8 metres. The building will fill in an open corner of the existing buildings with a footprint of 13.5 metres by 20 metres. The proposed building is to be Yorkshire boarded with a dark grey fibre cement roof.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Polices 3 and 12.

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

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.

The siting of the proposed building is not considered to have an adverse impact on the surrounding landscape. It is to be situated in an open corner of agricultural sheds of similar size and design. Both the proposed building and the existing buildings are well screened by mature hedging and trees on the grass verge and the Authority's Ecology team have asked that these hedges be maintained at a minimum height of 2 metres.

No objections have been raised in response to the application and in view of the above, it is considered that the development adheres to the Authority's adopted policies and is therefore recommended for approval.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.