

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2020/0257/AGRP

Proposal: erection of extension to existing agricultural building to provide grain store, workshop and store

Location: Russell Hall Farm, Stainsacre Lane, Whitby

Decision Date: 04 June 2020

Consultations

Parish -

Site Notice Expiry Date - 11 May 2020.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|----------------------------------|--------------|---------------|
| Location Plan | FC01 01 | 09 April 2020 |
| Site Plans | FC01 04 | 09 April 2020 |
| Proposed Plans | FC01 03 | 09 April 2020 |
| Hedging Plan (aerial photograph) | N/A | 12 May 2020 |
| E-mail containing hedge details | | 19 May 2020 |

from Louis Stainthorpe, Bell Snoxell Building Consultants

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

2. The materials used for the external elevations and roof covering shall match those of the existing building and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
3. The replacement hedge planting shall consist of at least six native species including those such as hazel, dog rose, dogwood, field maple and guelder rose and shall be carried out no later than the first planting and seeding seasons following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
4. **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.

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Reasons for Conditions

1. 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.
2. 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.
3. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
4. 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.



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**Background**

Russell Hall Farm is a large, long established mixed farm located in open countryside, adjacent to the main A171, approximately 250m south east of Enterprise Way; the eastern limb of Whitby Business Park. The farm is very well screened in views from the main road by a substantial and mature hedge and also benefits from screen planting to the north west, obscuring views of the buildings from Enterprise Way. The holding extends to some 179 hectares (84 hectares grazing and 79 hectares in arable production) with an additional 44 hectares of grazing land on short term tenancy. The farm's main operation is a 180 head dairy herd with 140 followers but arable crops also make up part of the business' income.

This notification proposes the construction of an extension to an existing agricultural building at the northern tip of the farmyard. The proposal comprises a 3-bay extension to the existing building of matching proportions together with a lean-to projection leading from the north-east facing elevation of the extension resulting in an 'L-shape' building. The extension is to provide a grain store which is compliant with new strict regulations requiring bird, insect and rodent proof storage conditions to ensure high quality grain. The lean-to element will provide a workshop and store area with the original building maintained as cattle housing.

The extension will require the removal of a section of existing hedgerow of approximately 15m in length. The applicant's agent has provided written agreement to a stretch of compensatory planting including a six-species mix of native species.

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.

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The farm is visible in the landscape but the main yard and buildings are not prominent in views from the public highway. The farm nestles amongst the mature hedges, tree belts and substantial screening adjacent the A171. The existing yard is quite tightly defined and characterised by buildings of a similar size, scale and design, situated in very close proximity to each other. The large modern building which is proposed to be extended under this notification is to the north of the yard and views of the building can be obtained from the nearby public rights of way network and rooftops can be made out in views from Enterprise Way. 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 mitigation for the loss of a section of hedgerow and the applicant is willing to do so. The section of hedge to be removed is 15m and the section to be re-planted is 15-20m in length. The Authority's Ecologist has confirmed she is satisfied with the proposed compensatory planting plan and this has been reinforced by the recommended conditions above.

The building is proposed for high quality grain storage in association with the existing agricultural enterprise. The Authority is satisfied that the proposed agricultural building is suitably designed for the purposes of agriculture in terms of its appearance, 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 ensuring a close physical relationship to existing buildings. Furthermore, the proposal will help to improve the quality of storage facilities on the farm (which are now c.50 years old), enabling the business to function in an efficient and competitive manner, complying with increasing standards and thus ensuring a sustainable future. The existing dairy buildings are not compliant with current standards for grain storage and are not located close to the existing drying facilities. The applicant has further explained that current fire regulations limit the quantities of fertiliser stored in buildings and this extension will ensure the farm can comply. Furthermore, the lean-to workshop facility will provide much needed secure and undercover space for maintaining expensive, modern machinery. It is therefore considered that there is a functional need for the building.

There have been no objections or other representations submitted in connection with the proposal and 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.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.