

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2020/0288/AGRP

Proposal: erection of agricultural storage building

Location: The Seed Barn, Kirkless Farm, Harwood Dale

Decision Date: 18 June 2020

Consultations

Parish -

Highways –

Site Notice Expiry Date – 26 May 2020

Director of Planning's Recommendation

Approval subject to the following condition(s):

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
Site location plan	IP/GD/02 REV B	15 May 2020
Elevations	IP/GD/03	1 May 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. No external lighting shall be installed in the development hereby permitted unless otherwise approved in writing 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 and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
4. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for hedge/tree planting to the north and east of the building hereby approved and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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Informatives

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| 1. | Adequate guttering should be installed on the roof and directed to water collection or soakaway to avoid the surrounding land becoming churned up in wet weather and the creation of dirty water. |
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Reason(s) for Condition(s)

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. 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.
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 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.





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Background

Kirkless Farm comprises a range of three traditional stone and pantile farm buildings, set in a courtyard layout, and a range of modern agricultural buildings, located in an isolated area within the Parish of Harwood Dale. The site is accessed by a single track lane (with passing places) which is also a public bridleway. There are three residential properties adjoining the farm buildings all of which are rented but in the same ownership as the application site.

The farm holding comprises 110 hectares of which a large proportion is used for grazing cattle, with 102 heifers and 100 and followers and over 100 ewes.

This Prior Notification seeks approval for the construction of a general purpose agricultural storage building to be used for storage of essential agricultural machinery and agricultural produce. The building would measure 30m long x 12m wide with a height to eaves of 4.5m and ridge of 7m. The building would be constructed with concrete blocks at lower level with Yorkshire boarding and a grey cement sheet roof.

Main Issues

The relevant policy of the NYM Local Development Plan is Development Policy 12 (Agriculture). DP12 is supportive of proposals for new agricultural 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; and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

However, 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 the location has been amended during consideration of the proposal so as not to have an adverse impact on the character of the wider landscape of this part of the Park. It would also be physically and functionally related to the existing buildings and satisfactory functional reasons have been submitted.

The farm holding is of considerable size and it is therefore accepted that this building is required to enable efficient farm management. On the basis that the proposal is clearly designed for agricultural purposes, is physically and functionally linked to the existing and long established farm business and would not have a detrimental impact on the character of the area.

In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including revised location, so as to deliver sustainable development.