

North York Moors National Park Authority

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

Application No. NYM/2020/0215/AGRP

Proposal: erection of agricultural livestock building

Location: land north east of Keasbeck Hill Farm
Harwood Dale

Decision Date: 22 June 2020
Extended to:

Consultations

Parish -

Site Notice Expiry Date – 27 May 2020

Director of Planning's Recommendation

Reason(s) for Refusal

- | | |
|---|---|
| 1 | The siting of the proposed building, remote from any neighbouring farmsteads and other buildings would represent sporadic development which would be detrimental to the landscape character and appearance of this part of the National Park. The building would be clearly seen from the adjacent public bridleway and by reason of its isolated nature would have a harmful impact on this landscape which is not characterised by isolated or small groups of buildings. |
|---|---|



Application Number: NYM/2020/0215/AGRP



Application Number: NYM/2020/0215/AGRP

**Background**

The proposal site is located approximately 725m to the North of Keasbeck Hill Farm in Harwood Dale. The site is located on rising land adjacent a bridleway that runs along the eastern boundary of the site, with a tree belt to the east of that.

This agricultural notification is for an agricultural livestock building required to house cattle, hay, straw etc that graze on nearby land.

The land previously formed part of Keasbeck Hill Farm but the house and associated buildings have been sold off separately and the applicant has retained 77 hectares of agricultural land but none of the agricultural buildings that were associated with Keasbeck Hill Farm.

The proposed building would be located in an isolated location, away from any other buildings or farmsteads and would measure 18.3 by 12.2m with a height to the eaves of 3.55m and to the ridge of 6.75m. It would be open sided at lower level with vertical timber boarding at upper level and a metal sheet roof.

The holding is 77ha with one rented Dutch barn, 50+ cattle and 500+ sheep.

Application Number: NYM/2020/0215/AGRP

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.

In terms of design, the building has been designed for the purposes of agriculture and would be in keeping with the design of existing, modern agricultural buildings within the National Park.

However, in terms of siting and subsequent landscape impact, whilst the site benefits from some screening along the south eastern boundary, the building would be very isolated, and would be immediately adjacent a public bridleway from which it would not be screened.

The siting of agricultural buildings in remote locations is uncharacteristic for this National Park and whilst it is acknowledged that the proposed site represents the least harmful site in terms of landscape impact in long distant views; the proposed building would be seen by users of the bridleway, reducing the enjoyment of this typically rural and open landscape.

Whilst this is a Prior Notification rather than a planning application, the purpose of Development Policy 12 is relevant, in terms of how the siting of agricultural buildings have an impact on the landscape. Development Policy 12 seeks to permit 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 unless there are exceptional circumstances relating to agricultural necessity for a more isolated location. This is to ensure that the siting of buildings does not have an adverse impact on the landscape character of the area.

In this case the building is required because the applicant has sold off his house and land including all existing agricultural buildings, but has retained some land for grazing. This isn't considered to consist of an exceptional circumstance as the applicant could have retained some of his agricultural buildings, rather than selling them all off.

On the basis that a building in this location is considered to have a significant and adverse landscape impact in views from the bridleway and constitutes development uncharacteristic of the wider landscape of the National Park, refusal of the prior notification is recommended.

Draft Local Plan

Policy BL5 – Agricultural Development seeks to ensure new agricultural development is physically and functionally related to existing buildings as agricultural development within the National Park is characterised by small agricultural farmsteads settled into the landscape and not by isolated farm buildings.

Application Number: NYM/2020/0215/AGRP

Pre-commencement Conditions

N/A

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.