

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Eskdaleside-Cum-Ugglebarnby

App No. NYM/2020/0381/AGRP
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Proposal: erection of agricultural storage building

Location: land at Brickyard, Sneaton Lane, Ruswarp

Applicant: Mr John Bennison,
118 Uppgang Lane , Whitby, YO21 3JW

Agent: Norman & Gray Ltd,
1 Malton Road Business Park , Pickering , YO18 7JW

Date for Decision: 28/07/2020

Extended to: **Grid Ref:**

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The site shall not be developed other than in accordance with the measure proposed in the email dated 10 July 2020 from Norman & Gray Ltd which includes details of how footwear and wheels of vehicles are to be washed and also confirms that no spoil will be removed from the site to help to control the spread of Himalayan Balsam seeds from the site.
2. The building hereby approved shall not be used for the housing of livestock or slurry/manure. The use of the building 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.

Informative

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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Consultations

Parish -

Site Notice Expiry Date – 1 July 2020

Background

This application is for the construction of a second shed on a site called Brickyard, Sneaton Lane, Ruswarp. There is currently one building on the site which is used by livestock, however there is no history directly relating to this building. The site is 12Ha of grazing land consisting of two fields between the railway line and the River Esk to the north.

Around 70m to the south east of the site is a property known as Brickyard House, however this is unconnected with the development. The application can be considered as an Agricultural Notification as the forms state that it is to be used for storage for hay and straw and not for livestock.

The notification can therefore only be assessed on siting and design.

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 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 similar proportions and materials to the existing building. The building will be located adjacent to the existing farmyard, set well back from the road and no closer to neighbouring residents than existing buildings.

There is a public right of way to the east of the yard from which passes along the access track to the building and then over the level crossing just before it. The site is also visible across the river and a field from the road between Ruswarp and Sleights, however it is viewed against a wooded backdrop and is not considered to be prominent. The building will be visible from the footpath, access road and road along the riverside 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 had raised concerns about the manner in which the site would be developed due to the presence of Himalayan Balsam in the locality, particularly along the Railway and the need to control the spread of any seeds off the site. The applicant has responded stating how wheels and boots will be washed before leaving the site and confirming that no spoil will be removed from the site, The Ecologist was happy with the methods proposed and no further concerns were raised.

Conditions are recommended in relation to the ecological issues mentioned above 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 due to the proximity to Brickyard House which is unconnected with the site.

Officers are satisfied that the erection of this 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.