

North York Moors National Park Authority

Ward: Scarborough Borough Council (South)
Parish: Harwood Dale

App No. NYM/2020/0392/FL

Proposal: upgrading of existing farmyard with concrete

Location: Castlebeck Farm, Harwood Dale,

Applicant: Mr Poole,
Castlebeck Farm, Harwood Dale, Scarborough, YO13 0LB

Agent: Boulton Cooper,
fao: Mr Jack Ayres-Sumner, 1 Market Place, Malton, North Yorkshire,
YO17 7LR,

Date for Decision: 03 August 2020

Extended to:
Grid Ref: 495115 497550

Consultations

Parish - No objections but requested details of sustainable drainage system.

Highways - The highway verge crossing must be constructed to the required Highways Authority specification. Requested drainage details and that Highways Condition be applied.

Natural England – No objection.

Site Notice/Advertisement Expiry Date – 09 July 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 development must not be brought into use until the access to the site at Castlebeck Farm has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works'

published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance Standard Detail number E3 and the following requirements.

- Any gates or barriers erected must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the details to be submitted and approved prior to commencement and maintained thereafter to prevent such discharges.

All works must accord with the approved details.

Informative(s)

1. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:
https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_and_est_roads_street_works_2nd_edition.pdf.

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

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 Strategic Policy A and Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In accordance with NYM Policy CO2 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

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Background

Castlebeck Farm is located to the east of Jugger Howe Beck within Harwood Dale. A traditional stone and slate farmhouse sits to the south of the site with a number of agricultural outbuildings to the north.

Prior approval was granted in November 2008 for the erection of a hay barn adjoining the existing buildings at the farm.

This application seeks planning permission for the upgrading of the existing farmyard with concrete. The proposal is to be grant funded by the Countryside Stewardship Scheme with the intention of improving water quality by reducing diffused water pollution from agriculture.

The concrete is to be laid on the existing farmyard which is to retain its agricultural use. The concrete will cover an area of 690 square metres and will be constructed with a base of 150mm of compacted and blinded hardcore, with the concrete being laid over the top at 150mm thick.

Main Issues

The most relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Policy ENV7 (Environmental Protection) and Policy BL5 (Agricultural Development).

Policy ENV7 states that in order to protect the natural environment development should only be permitted where among things it does not risk harm to water quality and it does not compromise surface and groundwater and its abstraction.

Policy BL5 supports development that is required in order to sustain the existing primary agricultural activity of the site and where the development will not have an adverse impact on the landscape and special qualities of the National Park.

The laying of concrete along with the installation of 2 no. drains and yard inspection pits will protect the natural environment by preventing run-off water from the farm yard from contaminating the surrounding water quality. As the works will be taking place at ground level they will have minimal impact upon the surrounding landscape. Therefore this application is considered to be in accordance with policies ENV7 and BL5.

For the reasons outlined above, this application is recommended for approval.

Pre-commencement Conditions

Condition 3 is a pre-commencement condition and has been agreed in writing with the applicant/agent.

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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.