

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Fylingdales

App No. NYM/2020/0437/AGRP
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Proposal: prior notification for erection of agricultural storage building under Part 6

Location: Fyling Park Farm, Fylingdales

Applicant: Mr David Pickering, Fyling Park Farm, Fylingdales, Whitby, YO22 4QF

Date for Decision: 21 August 2020

Grid Ref: 493811 503282

Consultations

Site Notice Expiry Date - 30 July 2020.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. MATS19 **Roof Colouring (dark grey)**
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.



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Background

Fyling Park Farm occupies a relatively remote location to the south of the village of Fylingthorpe. There are some scattered farms in the locality, which are visible from the road and many of which are historic/traditional farm steads with a principle dwelling and range of traditional buildings. The landscape is very undulating and the majority of the land is used for grazing with small pockets of woodland within the dales.

Fyling Park Farm is accessed via a track which serves a small number of other properties. The access track cuts through sloping land and Park Farm is situated on lower ground which makes it relatively unobtrusive in short-distance views but its position on the hillside makes it very prominent in views in the approach from Fylingthorpe. The site comprises a modern stone under pantile dwelling and three relatively modern agricultural buildings set parallel to the track creating quite a compact and neat farmstead. The land to the north of the farm slopes away to the north forming a valley side.

The notification proposes the construction of an additional general purpose agricultural building, similar in scale, footprint and design to the existing building to the west of the yard. It is proposed to be constructed immediately adjacent the existing building but due to the site levels would be set approximately 1.5 metres lower. The proposed building would be constructed using Yorkshire boarding under a box profile roof, to be in keeping with the existing buildings. It would be cut into the ground and roofed using a dark grey material as provided in an e-mail update by the applicant. The applicant has advised that due to an anticipated reduction and eventual withdrawal (in 2027) of financial support the building is required to support an increase in stock numbers to maintain viability and the building would provide covered storage for feedstuff and bedding. The building would avoid the need for plastic wrapped bales and therefore would provide environmental benefits through a reduction in plastic use.

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.

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 unacceptable 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 buildings. The building will be located within the existing farmyard, set well back from the road and seen in the context of existing development.

The site is fairly prominent in long distant views as a result of its un-landscaped, hill top position. The proposed building will be in the 'foreground' of these views (in front of an existing building) but by virtue of the long established nature of the site; the lower level of the proposed building and the backdrop of the existing buildings, the proposal is not considered to result in unacceptable landscape harm.

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Based on the information provided by the applicant, it is considered that there is a functional need for the building and the reduced dependency on plastic-wrapped bales will result in modest environmental improvements.

The access track to the farm is also a designated Public Right of Way from which the site is clearly visible. However, on the basis the building will be in the immediate context of the existing farmyard, and no closer to the bridleway than existing development, it is not considered the building would result in reduced enjoyment of views by users of the right of way.

Conditions are recommended in relation to the roof colour of the building to ensure minimal landscape impact.

No comments have been submitted in relation to the consolation process and consequently, in view of the above, 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.