

North York Moors National Park Authority

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

App No. NYM/2020/0468/FL
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Proposal: erection of agricultural grain and machinery storage building

Location: Plainsides Farm, Ugglebarnby Lane, Ugglebarnby,

Applicant: Mr Alfred Watson,
Plainsides Farm, Ugglebarnby Lane, Ugglebarnby, YO22 5HU

Agent: ,

Date for Decision: 01/09/2020

Extended to: **Grid Ref:**

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 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. PLAN02 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. HWAY00 The development must not be brought into use until the access to the site at the existing double gated location 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 existing access must be improved by a new surface being laid and the following requirements.
a) Any gates or barriers must not be able to swing over the existing highway.
b) The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.
All works must accord with the approved details.
4. MISC03 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.

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Informative(s)

1. INF00 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%20highways20and20pavements/Specification_for_housing___ind_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. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN01 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Policies A and C, which seek to conserve and enhance the special qualities of the NYM National Park.
3. HWAY07 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.
4. MISC03 In order to comply with the provisions of NYM Policy BL5 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

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Consultations

Parish -

Highways - The existing gated access onto the public highway that would be used for vehicles going to and from the application site does not meet the current specification. Nearly half the width of the access is compacted stone with no surfacing material present. Consequently the Local Highway Authority recommends that a Condition is attached to any permission granted to ensure that this access meets the current standards.

Site Notice Expiry Date – 7 August 2020



Background

Plainsides Farm is a 45Ha mixed Dairy and arable farm located close to the road on the North East side of UGGLEBARNBY. The farming operation plans to reduce its dairy herd and therefore more land will be returned for arable meaning that a larger grain store will be required.

Under this application permission is sought for the construction of a new farm building, half of which will be used as a grain store and half as a machinery store. The proposed building is 24.6m long and 12.3m wide and 4m to the eaves and 5.8 to the ridge which is slightly higher than the building it will sit alongside, however it is the same height as the straw shed behind.

It is proposed to construct the roof and walls of the proposed building of blue slate profiled sheet cladding with concrete walls below.

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Main Issues

Policy BL5 - Agricultural Development states that development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where: The form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park; There is a functional need for the development and it can be demonstrated that there are no suitable existing buildings available. The building should be designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces; and the siting is related physically and functionally to existing buildings associated with the business. The proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and in the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity. The policy also states that Authority will impose a condition on appropriate planning permissions requiring the removal of the building or structure if it is no longer required for agricultural purposes.

The proposed machinery and grain store is to be sited alongside the other farm buildings within the steading and its size and design is commensurate with other buildings in the setting and therefore the proposal is considered to accord with the requirements of policy BL5. In this instance no additional landscaping is considered to be necessary, however a condition requiring the building to be removed if not required for agricultural purposes has been imposed as required by the Policy.

The Highway Authority have added a condition to ensure that the access to the proposed building from the main road passing the site is up to their current standards. No other comments have been raised by consultees.

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.