

# North York Moors National Park Authority

Parish: Sneaton

App No. NYM/2020/0769/AGRP

**Proposal:** Prior notification for erection of agricultural storage building under Part 6

**Location:** Knaggy House Farm, Sneaton

**Applicant:** MA & ML Parker, fao: Mr Michael Parker, Knaggy House Farm, Sneaton, Whitby, YO22 5HZ

**Date for Decision:** 02 December 2020

**Extended to:**

## Director of Planning's Recommendation

**No objection** subject to the following condition(s):

1. MATS19 **Roof Colouring (insert)**  
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.

## Consultations

**Site Notice Expiry Date** - 18 November 2020.



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**Background**

Knaggy House Farm is a large farm steading located in an isolated location near Sneaton. The property is accessed via a narrow track leading from the B1416 which also serves a small number of other residential properties, mainly modern bungalows. The property is the last to be served by the track and is set within a natural dip within the surrounding topography. The farm house and associated agricultural buildings are clearly visible from the some parts of the elevated access but due to the local topography the site is not prominent in the wider landscape. The site comprises a modest traditional stone under pantile farmhouse with an attached range of traditional buildings with a number of modern agricultural buildings and the operational farm yard located to the side of the house and extending to the north. There is an area of level ground located in front of the existing farm buildings on higher ground which is currently used for the outdoor storage of silage and various implements used in support of the agricultural enterprise on site and also by the applicant in his contracting business which supplements the farm income.

The notification proposes the construction of an additional general purpose agricultural building, similar in scale, footprint (although slightly smaller) and design to the existing building to the north of the yard. It is proposed to be constructed on the outdoor storage area to the east of the access track in the approach to the farm. The proposed building measures approximately 30.9 metres by 25.2 metres and has a twin ridge design in order to keep the height to a minimum. It would be constructed using lower concrete panels with dark coloured box profile sheeting to the elevations and a dark grey roof. It would provide storage for the existing equipment associated with the applicants agricultural and agricultural contract business which are of significant value and currently vulnerable to theft and deterioration in condition by being exposed to weather. The existing silage bales would also be accommodated within the building.

**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 similar proportions and materials to the existing buildings. The building will be located close to the existing farmyard, upon an area currently used for agricultural storage, adjacent to the access track and seen in the context of existing development.

The site is fairly prominent in the approach to the farm as a result of its slightly elevated position. However, in the wider context, Officers are satisfied that the building would not result in undue landscape harm as a result of the fact it will improve the visual amenities of the area through the provision of indoor storage of goods and implements. The area currently has an untidy appearance and it is desirable to address that matter. There are no nearby public rights of way from which the site can be viewed and in the wider context, the landscape setting is slightly compromised by the adjacent potash mine.

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The proposed building will be in the 'foreground' of the views approaching the farm but this is not an uncommon situation and it will be seen with the backdrop of the existing buildings. The proposal is not therefore considered to result in unacceptable landscape harm.

Based on the information provided by the applicant, it is considered that there is a functional need for the building and the provision of suitable machinery storage will result in modest visual and environmental improvements.

A condition is recommended in relation to the roof colour of the building to ensure minimal landscape impact.

No comments have been submitted in relation to the consultation 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.