

# North York Moors National Park Authority

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Parish: Fylingdales

App No. NYM/2020/0850/AGRP

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

**Location:** Greenhills, High Lane, Robin Hoods Bay

**Applicant:** Mr Ian Sheveling, Green Hills Farm, High Lane, Robin Hoods Bay, Whitby, YO22 4PJ

**Agent:** Bell Snoxell Building Consultants, fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

**Date for Decision:** 18 December 2020

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## Director of Planning's Recommendation

**No objection** subject to the following condition:

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** - 03 December 2020.



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**Background**

Greenhills Farm occupies a relatively isolated position approximately half a kilometre north of the upper part of Robin Hoods Bay. The site is accessed via a single track lane which joins the B1447 road at the corner where Hooks House Farm is located. The private track serves a handful of other scattered farmsteads/properties with Greenhills Farm being the last property on the route.

The site comprises the main farmhouse which is shielded by a mature belt of trees to the north and east with a large modern agricultural building to the west of the main house and tree belt. The existing building is in poor condition with a number of extensions and repairs added over the years. It benefits from a large stone surfaced yard around it and by reason of the rising land to the rear, does not appear as a prominent feature in the landscape. The ridge runs east/west.

The farm has recently changed hands and the new owners are in the process of diversifying the business and establishing a vineyard business. It is understood that a number of fields have already been planted with vines and, in anticipation of future harvest a new storage building is required. The new building is proposed to be of a significantly improved specification than the existing in order to meet strict hygiene standards. It is proposed to be located adjacent to the existing building parallel with the west facing gable elevation. The proposed building will be of simple ridge and gable design (oriented with the ridge running north/south) and would be much smaller than the existing. The proposed dimensions are: 15m long by 8.5 metres wide; 5 metres to eaves with a very shallow pitch resulting in a ridge height of less than 6 metres. It is proposed to be constructed using green coloured profiled cladding for the walls and roof. However, Officers have requested an amendment to a dark grey roof colour in order to match the existing building and to follow the advice contained within the Design Guide. The applicant's agent has provided written agreement to this request.

**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 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 existing agricultural site which is seeking to diversify the type of crops grown (grapes). Due to the nature and value of the crop it requires a building of a specific design and construction quality for the clean, dry and safe storage of the crop. The proposed building has a similar appearance to modern agricultural buildings used for the storage of more conventional arable crops and is significantly smaller than the existing building on site.

The building will be located immediately adjacent to the existing building and farmyard, in a small paddock 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 open 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 is small scale, and located in the immediate context of the existing yard.

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There are no nearby public rights of way from which the site can be viewed in close proximity and in the wider context; the landscape setting is characterised by the scattered farmsteads of Greenhills Farm and its larger, neighbouring farms.

The proposed building will be in the 'foreground' of the views approaching the farm but this is already the case at the site and it will be seen with the backdrop of the existing building. 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 as the existing building is not of sufficiently high quality for storage purposes; instead it will be used to house machinery.

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.