

North York Moors National Park Authority

Parish: Cloughton

App No: NYM/2020/0964/AGRP

Proposal: Prior notification for erection of straw and grain storage building following demolition of existing structures under Part 6

Location: Ripley's Farm, Harwood Dale Road, Cloughton

Applicant: G R Turnbull & Sons Ltd, Sinnington Grange Farm, Sinnington, York, YO62 6RB

Agent: Norman & Gray Ltd, Malton Road Business Park, Malton Road, Pickering, YO18 7JW

Date for Decision: 29 January 2021

Extended to:

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.
2. LNDS03 **Trees/Hedging to be Retained (insert)**
No trees, shrubs or hedges **north-east** of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
3. LNDS14 **Tree Survey Submitted**
The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in section 6 and paragraph 1.5 of the Arboricultural Survey Ref.: ARB/AE/2273, dated October 2019 by Elliot Consultancy Ltd.

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Informatives:

1	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>

Consultations

Site Notice Expiry Date - 08 January 2021.

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Background

Ripley's Farm occupies an isolated position to the west of Cloughton, accessed off Harwood Dale Road via a single track lane known as Ripley's Road. The farm is a long established and large mixed agricultural holding comprising a beef and arable enterprises. The land extends to some 255 hectares; 95 hectares of grazing land and 160 acres of arable land. The Farm buildings and yard areas are arranged neatly and in a compact arrangement to the rear of the main farmhouse with a substantial belt of mature trees to the north providing a backdrop for the farm and screening the site in longer distance views.

An agricultural notification was submitted in 2018 for the erection of a grain store at the east of the existing yard, and included in this notification was the proposal to demolish traditional cattle buildings and remove a large grain silo from the site. No objections were raised to the agricultural notification and all works have since been completed.

Planning permission was granted in 2019 for the erection of an agricultural storage building following the demolition of further sheds/structures. The approved building was positioned towards the rear of the main yard and would occupy the footprint of some buildings which had already been dismantled together with another group of sheds which were proposed to be replaced as part of the application. The building measured 53.2 metres long by 18 metres wide. Due to the proximity of the proposed development to the tree belt, an arboricultural assessment was submitted which prompted a reduction in floor area to avoid any impact on the trees.

The application approved in 2019 has been reconsidered by the applicant and a reduced scheme has been submitted under this notification. The proposed (revised) building would be located in the same position but the dimensions have been altered to 30 metres long by 24 metres wide. The design of the building is similar to the extant permission and it is proposed to be constructed from concrete panels, juniper green box profile sheets to the elevations and an anthracite grey fibre cement roof. It is important to note that the additional width of the building is to be accommodated within the farmyard (upon the site of the former grain silo) as opposed to encroaching any further towards the tree belt.

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. It will be very similar in appearance to the recently completed building at the eastern limit of the farm yard. On the basis the proposed building will be constructed on the footprint of former buildings which form part of the existing yard and seeks to utilise the existing landscaping scheme, Officers are satisfied that the building is well-related to existing development and will not have an unacceptable impact on the character of the wider agricultural landscape of this part of the Park.

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In respect of landscape and ecological matters, the Authority's Ecologist raised concern in respect of the potential impact of the development upon the health of trees within the tree belt, in view of the increased width of the building. These concerns have been passed to the applicant and it has been confirmed (in writing) that:

- the new planning application is in line with the original planning consent. The new building is going to be shorter and therefore doesn't encroach onto the retaining wall and has no effect or damage on the current tree line.
- all the trees will be retained as in the original survey and no machinery will be working within the woodland.
- I can confirm that the previous tree survey in 2019 is still accurate and nothing has changed.

The Ecologist has considered the above information and confirmed that it is considered acceptable and no further concerns are offered. It is requested that similar conditions to the last permission will be helpful to secure the above details.

No other objections or representations have been raised to the proposal. The proposed siting, design and scale of the building is considered acceptable for this site and the existing tree belt is considered to provide a suitable backdrop for the development. The position makes use of previously developed land and therefore ensures that the farmyard does not significantly extend the limits of the yard to any significant degree.

Conditions are recommended in relation to the roof colour of the building to ensure minimal landscape impact and to afford adequate protection to the tree belt.

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 long established farm yard.

In view of the above, no objections are offered to the proposal.