

North York Moors National Park Authority

Parish: Newholm-Cum-Dunsley

App No: NYM/2020/0946/FL

Proposal: demolition of existing agricultural building, site levelling and construction of replacement agricultural building

Location: Selly Hill Farm, Guisborough Road, Aislaby

Applicant: Mr Peter Scott
Selly Hill Farm, Guisborough Road, Aislaby, Whitby, YO21 1SE

Agent: Stephenson's Rural LLP
fao; Ms Alice Hood, York Auction Centre, Murton Lane, Murton, YORK, YO19 5GF

Date for Decision: 21/01/2021

Extended to:

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. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site & Location Plan		26 November 2020
Plan 1 (Elevations)		4 February 2021
Plan 2 (Roof Plan)		4 February 2021
Landscaping Plan		27 January 2021
Landscaping Details -email from Alice Hood		22 January 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS00 The external stone walls of the development hereby permitted shall be constructed of natural stone, which shall be coursed and jointed in the local tradition.
4. 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.

Application Number: NYM/2020/0946/FL

5. MATS00 Notwithstanding submitted plans, the upper section of the walls of the building hereby approved shall be clad with vertical tanted boards and therefore after be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. LNDS02A Landscaping Scheme to be Implemented - Large Scale Development/ General Development
All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Informative(s)

1. MISCINFO Bats
1 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.

Application Number: NYM/2020/0946/FL

2. MISCINF1 Birds
2 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.
- If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.
- 3 INF00 These works may include replacing part of the edges to the existing highway to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this informative.

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 Strategic Policies A and C of the NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.
3. MATS01 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. MATS02 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Application Number: NYM/2020/0946/FL

5. MATS02 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. LNDS01 In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Consultations

Parish – Holding response submitted, but no further response received.

Highways – In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The proposals are not anticipated to increase the amount of traffic using the existing access onto the A171. The design improves the visibility for drivers at the access compared to that when the former building was in place.

The Local Highway Authority has concerns that the existing gully, just uphill of the access, remains effective in collecting the majority of surface water. If the highway verge in the proximity of the gully is damaged during the works, this will need to be rectified.

Consequently the Local Highway Authority recommends that an **Informative** is attached to any permission granted

Natural England – NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not

have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Site Notice/Advertisement Expiry Date – 12 January 2021

Application Number: NYM/2020/0946/FL



Application Number: NYM/2020/0946/FL

Background

This application is for the construction of a new agricultural building at Selly Hill Farm, Guisborough Road, Whitby. An existing, stone and pantile building to the west of the farm entrance was damaged in a road traffic accident rendering it unsafe and therefore it had to be removed. A second building which attached to the stone and pantile building is visually less interesting and it is proposed to also remove this building as part of this application to make way for a single larger building to be used for natural coppice drying

The building measures 24.7m by 12.1m with a marginal break in roof height at the half way point. The front section proposes the use of sand stone to the lower section of the walls whereas the section of the building further from the road will be constructed with concrete panels. The full building will be clad with Yorkshire boarding and will have a dark grey (anthracite) sheeted roof. The new building will be set back 3.5m further from the highway than the original building was and will be constructed along the line of the back wall of the existing building allowing more space within the farmyard to access the building. A landscaping proposal has been submitted with the application.

The applicant has clarified that the building will only use minimal energy – there will be 8 x 6' LED fluorescent tube lights and no heating. The proposed building will not be used for artificial drying of coppice. The coppiced willow is cut in stem form over the winter and left outside until summer at which point it will have dried out to a low moisture content. The wood will then be chipped and stored in the proposed building where it will do the remaining of its drying out naturally and stored for sale. Storing the coppice under cover ensures the high quality of the product is maintained. The applicant has provided the following statement regarding his coppiced wood business:

'My coppice will absorb 20 tons of CO₂ per year per hectare. I have been growing Willow coppice for the last 17 years with only equivalent of 1 year burning. The average farmland has 3% organic matter in the soil, whereas Short Rotation Coppice has 10% organic matter and this absorbs a further 900 kilograms of CO₂ per year per hectare. Selly Hill Farm is not only carbon neutral but has contributed immensely to the environment for the last 17 years capturing CO₂ as well this also enhancing wildlife cover over the property'.

Permission was granted for the same building under NYM2017/0265/FL however this proposal was not implemented due to the restrictive Highway Conditions which were imposed. Further discussions have taken place with the Highway Authority which have overcome the need of such restrictive conditions on this application.

Main Issues

Applications for new Agricultural Development are considered against Policy BL5 of the Local Plan. The policy states that the development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where:

Application Number: NYM/2020/0946/FL

1. 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;
2. There is a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need;
3. It can be demonstrated that there are no suitable existing buildings available to support the existing business;
4. The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces;
5. The site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location;
6. 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
7. 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 proposed building is set at the edge of the existing farm yard and back from the road edge to improve visibility from the site entrance. The stone from the earlier building will be reused on the lower section of the front part of the building which is welcomed. The change in materials and roof height at the halfway point of the building will also help to break up the massing of the building. In addition to this the landscaping proposed to the west of the proposed site will also help improve the context and setting of the proposed building.

The applicant has provided details of how the building will be used and the size and location is considered appropriate against the existing buildings on the site. The materials of the proposed building have been clarified and amended during the processing of the application and are now considered to accord with the advice offered in the Authority's Design guide.

Take the above into account, the proposed scheme is considered to accord with the requirements of Policy BL5 and therefore approval is recommended.

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.