

North York Moors National Park Authority

Parish: Newby and Scalby

App No: NYM/2021/0112/AGRP

Proposal: Prior notification for erection of agricultural storage building with associated hardstanding under Part 6

Location: Beacon Farm, Beacon Brow Road, Scalby,

Applicant: Mr P Cass
Beacon Farm, Beacon Brow Road, Scalby, Scarborough, YO13 0RB,

Agent: Cundalls
fao: Mr William Tyson, 15 Market Place, Malton , North Yorkshire, YO17 7LP,

Date for Decision: 16/04/2021

Extended to:

Director of Planning's Recommendation

Refusal for the following reason(s):

1. The siting of the proposed building, remote from any neighbouring farmsteads and other buildings would represent sporadic development which would have an unacceptable adverse impact on the character and special qualities of this part of the National Park. The building would be clearly seen from the adjacent highway and by reason of its isolated nature would have a harmful impact on this nationally protected landscape which is not characterised by isolated or small groups of buildings. The Local Planning Authority do not consider that sufficient essential agricultural need exists to justify a building on this isolated parcel of land to override the resulting harm to the open undeveloped character of this area.
2. Approval of this proposed development would increase pressure for similar buildings on areas of land detached from a main farmstead which could lead to a proliferation of other isolated barns across the National Park which would have a cumulative detrimental impact on the character, special qualities and distinctiveness of the Nationally Protected landscape.

Consultations

Parish –

Highways –

Site Notice/Advertisement Expiry Date – 6 April 2021

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Background

The proposal site is located approximately 685m to the East of Beacon Farm, Scalby. The site is located on land that rises up to the main farmstead, adjacent a tarmacked unclassified road.

This agricultural notification is for an agricultural storage building required to provide additional undercover storage space for Beacon Brow Farm.

The proposed building would be located in an isolated location, away from any other buildings or the main farmsteads and would measure 18.29 by 42.7m with a height to the eaves of 6.09m and to the ridge of 8.41m. It would be clad with concrete and green sheet cladding with a dark grey fibre cement roof.

In support of the application it is stated that:-

The site has been chosen for its access to the main highway for ease during winter months when produce is required and most importantly to avoid having large stacks of dry straw and hay near other buildings containing livestock and machinery. Have been advised that the proposed building should be away from the farm to reduce the fire risk from an animal welfare point. The applicants have lost a Shed in 2014 to fire which contained approximately 200ton of straw due to an electrical fault.

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.

In terms of design, the building has been designed for the purposes of agriculture and would be in keeping with the design of existing, modern agricultural buildings within the National Park.

However, in terms of siting and subsequent landscape impact, whilst the site benefits from some screening along the roadside eastern boundary, the building would be very isolated, and would be visible from the public highway, reducing the enjoyment of this typically rural and open landscape.

The siting of agricultural buildings in remote locations is uncharacteristic for this National Park and whilst it is acknowledged that there may be a need for separation of buildings from a fire risk, the distance here is over 600m which is not necessary.

Whilst this is a Prior Notification rather than a planning application, the purpose of Policy BL5 is relevant, in terms of how the siting of agricultural buildings have an impact on the landscape. Policy BL5 seeks to permit proposals for new agricultural buildings where there is a functional need for the building, the building is designed for the purposes of agriculture, the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more

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isolated location. This is to ensure that the siting of buildings does not have an adverse impact on the landscape character of the area.

In this case, whilst a separation between buildings to reduce fire risk is accepted as being necessary, this requirement is more likely to be around 10-15m, not nearly 700m. Consequently, this isn't considered to consist of an exceptional circumstance to justify such an isolated building.

On the basis that a building in this location is considered to have a significant and adverse landscape impact and constitutes development uncharacteristic of the wider landscape of the National Park, refusal of the prior notification is recommended.

Decision under the Temporary Scheme of Delegation**N/A****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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.