
From: Sam Harrison
Sent: 06 May 2021 09:06
To: Helen Webster
Cc:
Subject: Re: NYM/2021/0191/FL & 0192/FL - Stag Hall Farm

Hi Helen,

Following on from my conversation with Mark Hill yesterday, please see attached a revised approach

Mark and I reached an understanding, I believe, whereby we would seek to withdraw the existing 'replacement shed application' (NYM/2021/0192/FL), whilst also offering to permanently remove the remaining 2 no pig units which can be seen adjacent to the existing building (the building subject to the retrospective application)

Mark suggested he would consider and likely support the concept that an overall wider benefit in terms of landscape impact could be achieved via this approach. As such, we would be happy to agree to a condition which required the buildings to be demolished within 6 months (?) of any approval. It is also worth noting that this approach would provide the added benefit of indefinitely removing the livestock use (pigs) from Stag Hall Farm, which would likely never be capable of being reinstated due to the immediate neighbours proximity - I would anticipate the EHO would object to any new application for livestock at said farm.

To summarise, we are proposing the retention of the existing general purpose building, whilst removing the remaining 2 livestock units (pictures attached) which in our view provides an overall landscape and visual impact benefit, whilst also providing a residential amenity benefit, and arguably a biodiversity net gain via the theoretical removal of ammonia and other atmospheric emissions from the site in perpetuity as a result of the livestock use ceasing to exist.

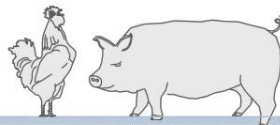
I sincerely hope I have interpreted my conversation with Mark correctly, if not please feel free to call to discuss if required. If you are happy with this approach and feel you could delegate approval on the retrospective application, I will proceed in withdrawing the other application.

Kind regards,

[Sam Harrison](#) | Rural Planning Consultant

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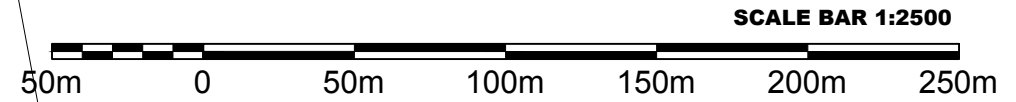
NYMNP

06/05/2021



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CLIENT
D W Foster
Stag Hall Farm
Scalby
Scarborough
YO13 0DN

JOB TITLE
Replacement Building

DWG. TITLE
Location Plan A3

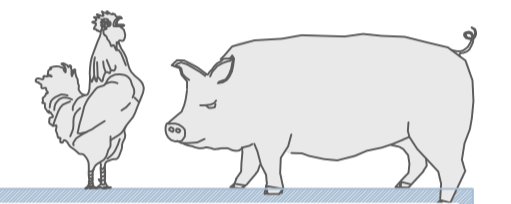
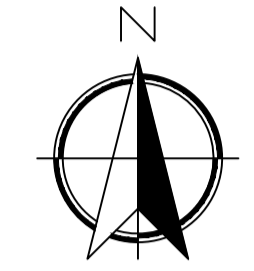
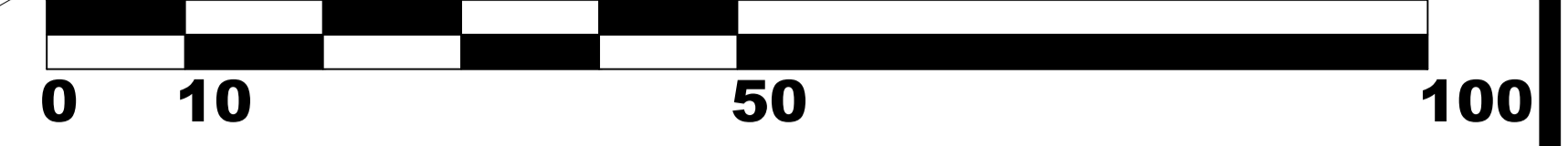
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DWG. NUMBER
IP/JF/01

DATE May 21 REV A



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CLIENT

D W Foster
Stag Hall Farm
Scalby
Scarborough
YO13 0DN

JOB TITLE

Replacement General Purpose
Agricultural Building

DWG. TITLE

Site Plan A1

SCALE

1=500

DRN

SH

DWG. NUMBER

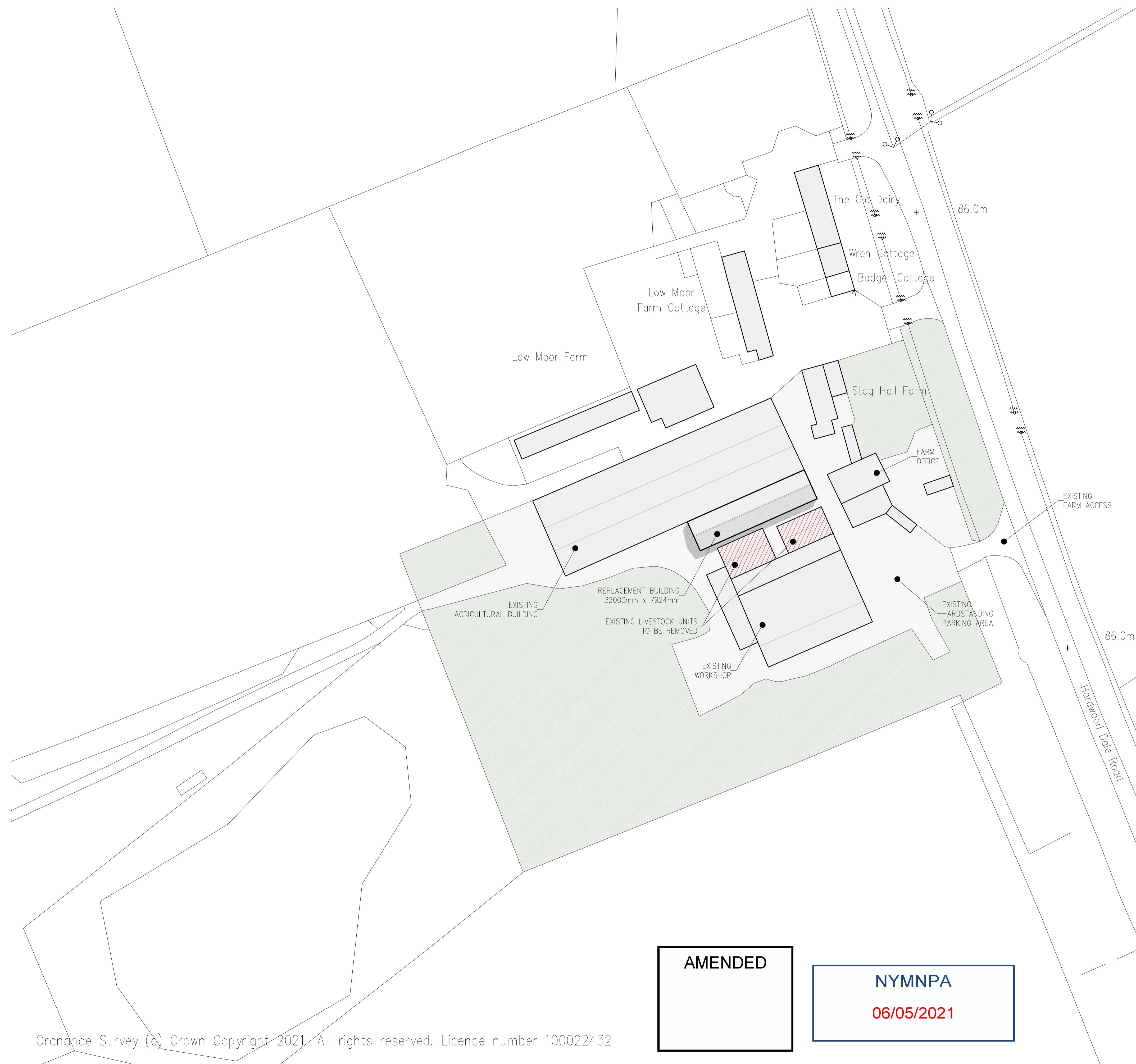
IP/JF/02

DATE

MAY 21

REV

A



AMENDED

NYMNP
06/05/2021

DESIGN & ACCESS STATEMENT

ERECTION OF A REPLACEMENT AGRICULTURAL BUILDING & DEMOLITION OF REMAINING 2No. PIG UNITS

Stag Hall Farm, Scalby, Scarborough, YO13 0DN

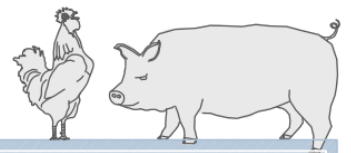
D W Foster

NYMNP A

06/05/2021

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1. INTRODUCTION

This report has been commissioned by D W Foster of Stag Hall Farm, Scalby, Scarborough, YO13 0DN.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 22 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. PROPOSED DEVELOPMENT

The applicant, D W Foster, seeks full retrospective planning consent for the erection of a replacement agricultural building.

The previous buildings which have since been removed mirrored that of the existing adjacent livestock units which are still in situ. The buildings had reached a point of disrepair in which they were no longer safe or operational.

The applicant has replaced the units with a building of a similar overall scale, which is used for general purpose storage related to the farm. The development merely sought to replace the previous buildings, thus retaining the value of the farm and associated structures. No increase in operations have resulted from the development.

The applicant now owns and operates 15 acres of land. This proposal seeks to preserve the historic layout of the farm, thus retaining the value and operational availability of the farm for future generations of the family. The proposal will also see the remaining 2No. adjacent pig units being demolished, in order to provide, in our view, an overall landscape benefit. The existing pig units are of a poor state and in need of repair or replacement; it is contended that the wider landscape area would benefit from their removal.

3. AMOUNT / SCALE

The scheme extends to the retention of an agricultural building, measuring 32000mm x 7924mm with an eaves height of 2200mm and a ridge height of 3942mm. The building replaced an existing cluster of redundant livestock units which had come to the end of their useful working life. The previous units had an approximate overall footprint of 189m²; however, this does not take account of the associated livestock races and lean-to storage areas.

4. USE

The building will be used for general purpose agricultural storage.

5. LAYOUT

The overall site layout can be seen on the attached site and location plans. The building will mostly sit on the footprint of the subsequently removed livestock units.

6. LANDSCAPING

This proposal relates to the retention of a purpose-built agricultural storage building within a rural and agricultural landscape, which can be seen as an immediate replacement for previous buildings of a similar ilk which were removed due to their aging nature.

The proposed site is screened within the wider landscape by existing roadside hedgerows, intermittent tree planting, an undulating topography, and existing built agricultural development.

Agricultural buildings of a similar design and scale are not uncommon within the immediate landscape, therefore, being able to see partial views of such development cannot be construed as unusual given the sites rural location.

It is generally considered the proposal will not be visually intrusive from public vantage points and would not be considered visually prominent within the wider landscape or harm the character and appearance of the surrounding agricultural landscape. The building will be seen and 'replacement' or 'infill' development.

7. APPEARANCE

Photographs of the building can be seen below. The walls are made up of blockwork, with a steel profile sheet roof. The roof of the replacement building is to be painted juniper green.

Photographs of the existing adjacent livestock units can also be seen below; the previous buildings to which this application relates mirrored their design and appearance.



Replacement building in situ



Replacement building in situ



Replacement building in situ



Existing adjacent buildings



8. ACCESS

Access will be gained via the existing farm entrance. The proposal will not result in any increase in traffic associated with the agricultural business.

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2018). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The National Planning Policy Framework provides clear support for the proposals within paragraph 83.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.