

# North York Moors National Park Authority

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Parish: Harwood Dale

App No: NYM/2021/0200/FL

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**Proposal:** erection of general purpose agricultural building and creation of a hardstanding and access track

**Location:** land north of Brooklands Farm, Harwood Dale

**Applicant:** Mr John Simpson  
Keasbeck Hill Farm , Harwood Dale , Scarborough, YO13 0DT

**Agent:** Ian Pick Associates Ltd  
fao: Mr Ian Pick, Station Farm Offices , Wansford Road , Nafferton ,  
Driffield, YO25 8NJ

**Date for Decision:** 19/05/2021

**Extended to:**

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## Director of Planning's Recommendation

**Refusal** for the following reason(s):

1. The siting of the proposed building, remote from any associated farmstead and other buildings would represent sporadic development in the open countryside, which would be detrimental to the landscape character and appearance of this part of the National Park. The building would be clearly seen in isolation from the adjacent public highway and by reason of its isolated nature would have a harmful impact on this landscape which is not characterised by isolated buildings. The proposal would therefore be contrary to Policy BL5 of the North York Moors Local Plan.

### Consultations

**Parish** –09 May 2021 - Council and no objections are offered. Council observed that the foundation trenches seem to have already been dug.

**Highways** – 20 April 2021 - The site is currently the access to agricultural fields and is unconstructed. This application will intensify the use of the existing un-made accesses, albeit to a minor level. In order to protect the existing highway and improve the access, preventing any mud and debris being deposited on the highway it is recommended that the proposed access be constructed to the LHA specification. As the proposed access is located on the outside of a bend, speeds are relatively low and visibility is in excess of the minimum required.

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**Natural England – 9 April 2021 – No objections**

**Environmental Health Officer – 12 April 2021 – No comments**

**Site Notice Expiry Date – 5 May 2021**



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View towards site from South East



Access to site from East



Adjacent track to North

## **Background**

This application seeks full planning permission for the construction of general purpose agricultural building for the storage of machinery and produce and for lambing purposes.

The proposed building would measure 22.9m long x 13.715m wide with an eaves height of 5.5m and a ridge height of 6.753m. The building would be of a steel frame construction with a grey fibre cement roof. It would be open sided but with the gables clad in timber boarding. In front of the building would be a new stone yard area and stoned access to the highway.

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The proposed building would be located in an open field, approximately 85m to the North of the nearest buildings at Brooklands Farm. The site is screened to the south by trees and there is a line of hedgerow to the north, however, the site would be visible from the C class road that runs passed the site and the adjacent track immediately to the north which provides a link between two public footpaths.

The land previously formed part of Keasbeck Hill Farm but the house and associated buildings have been sold off separately and the applicant has retained 155 acres (63 hectares) of agricultural land but none of the agricultural buildings that were associated with Keasbeck Hill Farm.

The applicants farming operations include breeding sheep, lamb finishing, store cattle and the production and sale of hay.

In support of the application is stated that currently:-

The business has 210 breed sheep, 250-500 store lambs, and 50 store cattle and the conditions of sale of The Grainary are such that the applicants are required to vacate the farm buildings in the spring which will leave 155acre farming business without any farm buildings.

## **Main Issues**

### **Local Plan**

**Policy BL5 – Agricultural Development** seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

### **Material Considerations**

Whilst there may be a functional need for the building and it has been designed for the purposes of agriculture, it is not related physically and functionally to existing buildings.

In terms of landscape impact, whilst the site benefits from some screening along the southern boundary, the building would be very isolated, and would be seen in isolation from public viewpoints, such as the adjacent public highway and farm track which leads to a public footpath.

The siting of agricultural buildings in remote locations is uncharacteristic for this National Park. This proposed building is not physically or functionally linked to any other buildings and would be seen from public vantage points as an isolated form of development, reducing the enjoyment of this typically rural and open landscape.

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The purpose of Policy BL5 is to permit proposals for new agricultural buildings where 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 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 the building is required because the applicant has sold off his house and land including all existing agricultural buildings, but has retained some land for grazing. This isn't considered to consist of an exceptional circumstance as the applicant could have retained some of his agricultural buildings, rather than selling them all off. The applicant has put forward various personal circumstances and his historical farming activities in the locality which he considers comprise exceptional circumstances. However, personal circumstances of the applicant are not a material planning consideration.

On the basis that the proposed building would constitute isolated and sporadic development in the open countryside which constitutes development uncharacteristic of the wider landscape of the National Park that would have adverse landscape impact and, refusal is recommended.

**Decision under the Temporary Scheme of Delegation**

N/A

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Refusal (No Amendments Requested/Departure from Development Plan)**

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.