

North York Moors National Park Authority

Parish: Newby and Scalby

App No: NYM/2021/0191/FL

Proposal: erection of replacement general purpose agricultural storage building (retrospective)

Location: Stag Hall Farm, Harwood Dale Road, Cloughton,

Applicant: Mr Foster, Stag Hall Farm, Harwood Dale Road, Cloughton, Scarborough, YO13 0DN

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

Date for Decision: 11 May 2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition:

1. MISC03 **Building to be Removed if Not Used for Agriculture**
If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.
2. MISC00 The existing livestock units indicated on plan number IP/JF/02 Rev A, received 06 May 2021 shall be removed from the site within 12 months of the date of this permission. No storage of materials, machinery, vehicles, waste or other items shall take place on the site of the buildings to be removed without the prior written agreement of the Local Planning Authority.

Reason for Condition:

1. MISC00 In order to comply with the provisions of Strategic Policy A and Policy BL5 of the North York Moors Local Plan which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
2. GACS00 In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.

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Consultations

Parish - No objection.

Environmental Health Officer - No comments to make from a commercial regulation perspective.

Site Notice Expiry Date - 30 April 2021.



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Background

Stag Hall Farm comprises a collection of relatively modern agricultural buildings at the edge of the National Park boundary on Harwood Dale Road, near Scalby. The land holding amounts to approximately 15 acres. The site was previously known as Low Moor Farm but the main farm house and traditional buildings were severed from the agricultural buildings/operations and are now in separate ownership. The original farmhouse and traditional buildings (now converted to holiday lets) retained the name; Low Moor Farm.

Stag Hall Farm buildings are arranged in a tight-knit group. There are two larger scale buildings; one adjacent the north boundary of the site which is in agricultural use and the other larger building is at the south of the yard, opposite the site entrance and has been granted a certificate of lawful use covering sand blasting, welding and priming. Between the two main buildings are a collection of smaller, linear structures formerly used for livestock including pigs, together with a feed silo. The buildings vary in height, design and condition. Some of lean-to construction others of ridge and gable with slatted races in-between. Other materials are stored at the site (in the open) include machinery, implements, fencing materials and building materials.

This application seeks retrospective planning permission for the retention of a replacement lean-to building attached to the large building towards the north of the site, extending approximately half its length. The building has been constructed of blockwork under a box profile sheet roof and measures approximately 32m by 9.9m. The submitted plans indicate that the new building replaces two smaller livestock units, occupying the same footprint. It is proposed for general purpose agricultural use.

Main Issues

The relevant NYM Local Plan Policy to consider with this application is Policy BL5 (Agricultural Development). BL5 is supportive of new agricultural buildings and structures or extensions to existing buildings where: the form, height and bulk is appropriate to its setting; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings; the building is designed for agricultural purposes; the site is related physically and functionally to existing buildings unless there is an exceptional agricultural need for a more isolated location; the proposal will not significantly harm local amenity and; in the absence of existing screening, a landscaping scheme is provided.

The submitted supporting information suggested that there was no immediate agricultural need for the building and its main justification was to preserve the financial value of the site and its assets. On the basis there was an apparent lack of a functional need for the building, Officers raised concern with the applicant's agent. Following further discussion and a site visit, the applicant and agent explained/demonstrated that the building was used for general storage (at the time of the Officer visit it contained machinery, fencing materials and sheep) and further offered to remove the adjacent dilapidated buildings as a visual enhancement to the site.

On the basis the replacement building of a suitable size, scale and design, located within an existing group of long-established buildings, on balance the building is not considered unduly harmful in the landscape. Together with the removal of the existing and dilapidated former livestock units, the proposal is considered to represent a modest visual enhancement.

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The Parish Council has no objection to the scheme and the Environmental Health Officer has confirmed they have no comments to make. No other representations have been received in connection with the proposal. Therefore, in view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying areas of the application which required further information/clarification with the applicant's agent and requesting the submission of additional information to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.