

North York Moors National Park Authority

Parish: **Staintondale**

App No: **NYM/2021/0224/FL**

Proposal: erection of general purpose agricultural building

Location: Wardyke House, Downton Road, Staintondale

Applicant: Mr Patrick Harrison, Wardyke House, Downton Road, Staintondale, Scarborough, YO13 0EW

Date for Decision: 14 June 2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following conditions:

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. PLAN02 **Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. GACS07 **External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
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.
5. 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.

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Reasons for Conditions:

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN00 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
3. GACS00 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
4. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C 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.
5. 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.

Consultations

Parish - No objection.

Environmental Health Officer - No objection from a commercial regulation perspective.

Site Notice Date - 20 May 2021.

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Background

Wardyke House is a modern property and small holding located in open countryside, approximately 1.5km north-west of the small settlement of Staintondale. It is immediately north of the junction between Rudda Road and Scarborough Road, next door to the large agricultural unit of Rudda Farm. Wardyke House comprises a linear bungalow with adjacent garage block, all set well back from the road with attractive front garden/orchard area. To the south of the domestic curtilage is a paddock used for grazing sheep. The eastern boundary of the field fronts Scarborough Road, the southern boundary fronts Rudda Road and the western boundary is adjacent Rudda Farm.

This application seeks full planning permission for the erection of a modest agricultural building to be used in connection with the small sheep flock, averaging 20 breeding ewes. The proposed building is of steel portal frame construction, clad in Yorkshire boarding under a fibre cement roof. The proposed shed is of simple ridge and gable design with the ridge running generally east-west. It is proposed to be positioned in the northern corner of the field, close to the existing garage and backdrop of agricultural buildings belonging to Rudda Farm. The shed is approximately 6 metres by 9 metres and 3.3 metres to eaves level. It will be positioned 3 metres from the boundary with the curtilage and 4 metres from the rear boundary, occupying a relatively level part of the field which has an undulating topography.

The building is proposed to be used for lambing purposes and general agricultural storage (fodder and bedding). The applicant advises it replaces a previously existing building.

Main Issues

The relevant NYM Local Plan Policies to consider with this application are Policy BL5 (Agricultural Development) and on the basis the building is required in connection with a hobby small holding as opposed to a solely agricultural enterprise, Core Policy A (Achieving National Park Purposes and Sustainable Development) and Policy CO17 (Householder Development) will also be partially relevant.

Development Policy BL5 of the North York Moors Local Plan relates to agricultural development and 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.

SPA states that a positive approach to new development within the Park will be taken in line with the presumption in favour of sustainable development and where decisions are consistent with National Park Statutory Purposes. Development will be supported, amongst other things where it: is a high quality of design which respects the local landscape and built heritage; maintains and enhances geodiversity and biodiversity through conservation; makes sustainable use of resources and; does not reduce the quality of soil, air and water in and around the National Park. Policy CO17 requires new development to be of an appropriate and subservient nature to the host property and respectful to neighbouring amenity. Having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings.

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In relation to new agricultural buildings, the Authority's adopted Design Guide recommends the use of traditional materials such as Yorkshire boarding and a dark grey roof colour to minimise landscape impact.

The proposed building has clearly been designed for agricultural/small holding use and would be constructed of materials that accord with the Authority's design recommendations. The proposed building is smaller than the existing garage block and consequently it is considered to be of a size and scale which is commensurate with the site and the intended use.

The field it is to be sited in is undulating and the land is higher at the front, adjacent to the road. The landform, together with one or two mature trees close to the development site will provide screening of the building in many public views. When viewed from the front of the site, the building (which is set back some 60m from the carriageway of Scarborough Road) will be seen in the context of existing buildings serving Wardyke House and much more substantial agricultural buildings associated with Rudda Farm.

Based on the above, it is considered that the proposed agricultural building for use in connection with the small-holding at Wardyke house is of an acceptable size, design and in a location which is appropriate for the setting. The Parish Council and Environmental Health Officer have each registered no objection to the proposal and no other representations have been received. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.