

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0629/AGRP

Development description: prior notification for erection of agricultural storage building under part 6

Site address: Middlewood Farm, Middlewood Lane, Fylingthorpe

Parish: Fylingdales

Case officer: Mrs Helen Stephenson

Applicant: Mr P Beeforth

Middlewood Farm, Middlewood Lane, Fylingthorpe, Whitby, YO22 4UF

Agent: BHD Partnership

fao: Mr Harrison, Airy Hill Manor , Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

No objection subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1.	MATS19	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.
2.	MISC00	A buffer of 4 metres between the building and the hedge on the west boundary shall be maintained to ensure that the hedge is not compromised by the development. If any retained hedge plants are removed, uprooted, destroyed or die following the completion of the development, they shall be replaced with hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

3.	MISC00	The building hereby approved shall be fitted with guttering to capture clean water and direct this to water capture or soakaway to avoid the creation of dirty water at the site. The guttering shall be installed as part of the main construction phase and maintained in good condition and working order in perpetuity.
4.	MISC03	<p>Building to be Removed if Not Used for Agriculture</p> <p>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.</p>

Consultation responses

Third party responses

Name

None received.

Publicity expiry

Site notice expiry date - 16 September 2021.



View of application site taken from the public footpath which runs through the farmyard and crosses the cinder track cycleway. The development site is to the rear of the mature hedgerow in the position of where the agricultural implements are stored.

Background

Middlewood Farm comprises a large working farm and a long established caravan and camping site situated on the southern edge of Fylingthorpe village, close to the residential areas of Middlewood Lane and Middlewood Crescent. The Grade II Listed Farmhouse and associated mix of traditional and modern large agricultural buildings are located on the east side of the lane with the static caravan park and the caravan and camping site on the opposite side of the lane extending into open countryside. Views into the farm yard and caravan sites are fairly limited from the immediately surrounding roads and lanes, however; the large, modern agricultural buildings can be seen in longer distant views from the rising Church Lane at the most northerly end of the village. The 'Cinder Track' (former railway line) forms the eastern boundary of the farm yard but the land beyond this is still within the ownership of the farm holding. The main farm yard is served by a number of large modern agricultural buildings with very little remaining space for circulation and/or development. The land to the immediate east of the cinder track is currently used as overspill outdoor storage for wrapped silage bales and agricultural equipment.

The current agricultural notification proposes a steel portal frame general purpose agricultural storage building measuring 24.5m by 18.3m located to the east of an existing, slightly larger existing building. The north and west facing elevations are proposed to be clad in profiled steel sheets to match some existing modern buildings with the south and east facing elevations clad in Yorkshire Boarding, under a grey fibre cement sheet roof. The proposed building measures 5.5m to eaves and 8.5m to ridge.

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.

The farm is visible in the landscape but the main yard and buildings benefit from mature trees and hedges which help screen it in short-distance views. The existing yard is quite tightly defined and characterised by a mix of building types, situated in very close proximity to each other. There is no further opportunity for the extension of existing building or the siting of new buildings within the main yard and although it is regrettable to extend the yard into the adjacent field, it benefits from a very close physical and visual relationship. The land is already used for the storage of agricultural equipment but the open nature means it is vulnerable to theft, deterioration by weathering and also presents some ecological concerns as contaminants could leach into the soil.

In terms of landscape impact, Officers are satisfied that the proposed site has a sufficiently close physical and visual relationship to the existing yard and soft landscaping to ensure the development is not unduly prominent in long distant views. It is anticipated that the proposal will bring about a modest visual enhancement to the area as outdoor storage is reduced.

The Authority's Ecologist has requested for a buffer to be maintained between the building and adjacent hedge to protect the wildlife corridor and for guttering to be fixed to the building. There are no known archaeology features in the vicinity of the development.

No representations have been submitted in connection with the proposal and in view of the above, Officers are satisfied that there is a functional need for the building and that the building has been designed for the purposes of agriculture within the unit. It is not considered that the building would cause unacceptable harm to local ecology, archaeology or the wider National Park landscape or the setting of the house. Consequently, no objections are offered.

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.