

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0450/FL

Development description: erection of agricultural livestock/machinery storage building

Site address: Butter Park Farm, Egton Grange, Egton

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr SJ and P Welford
Butter Park Farmhouse, Egton Grange, Egton, YO22 5AZ

Agent: Compasspoint Planning & Rural Consultants
fao: Andrea Long, The Old Vicarage, Victoria Square, Lythe, YO21 3RW

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>
2	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	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>
4	GACS07	<p>External Lighting - Submit Details</p> <p>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.</p>
5	MATS19	<p>Roof Colouring (insert)</p> <p>The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained grey/dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.</p>
6	MISC00	<p>All guttering must be directed to a soakaway to prevent mixing with dirty water or manure in the farmyard, unless otherwise agreed in writing by</p>

		the Local Planning Authority.
Reason(s) for condition(s)		
Reason number	Reason code	Reason text
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 Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	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.
4	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
5	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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.
6	MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan .

Consultation responses

Parish

No objection – 21 July 2021

Natural England

No comment – 24 August 2021 – Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application

Environmental Health

No objection – 25 June 2021

Publicity expiry

Advertisement/site notice expiry date: 30 June 2021



This photo shows the two existing sheds, alongside which the proposed shed will be constructed.



This photo shows the site on which the proposed livestock/machinery shed is to be constructed.

Background

Butter Park is a dairy farm adjacent to Bacchus Brow Plantation in Egton Grange. The site comprises a variety of both traditional and modern agricultural buildings.

This application seeks planning permission to construct a new livestock/machinery building adjacent to two existing sheds with the purpose of housing the existing Dairy herd at Butter Park Farm. The site is currently an unused part of the farmyard and is part used for informal outside storage and some grass.

The new livestock building is proposed to be 31m by 13.7m and making a total floor area of 424.7m². The height of the building will be 7.6m. In addition, it is proposed to construct an additional lean to building at the north-western end of the building in which to house farm machinery and other items that are currently stored outside. The lean-to will be to the north-west of the existing straw shed and will be open sided to on the north-western elevation with three open bays.

Main issues

Relevant Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character

of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy BL5 relates to the development of new agricultural buildings and structures or extensions to existing buildings. The policy is clear that development will only be permitted where the form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park. There must be a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need. The building must be designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces. The site must be related physically and functionally to existing buildings associated with the business.

Discussion

The proposed building is for the purposes of housing existing livestock, together with storage for machinery and feed. Due to the nature of the development the applicants were required to complete a SCAIL assessment for the site. Following the SCAIL assessment, the Authority's Ecology team concluded that that emissions from the farm holding will in general decline as a result of the proposed development. Some small increases occur but only for the furthest designated sites where existing emissions based impact on the sites are very small. On this basis there are no objections to the development with regards to air quality impacts.

In terms of the visual impact of the proposed development, it is considered that the building will have a minimal impact within the landscape and is unlikely to harm the special qualities of the National Park. The land rises steeply to the west and together with dense screening from the adjacent plantation the site is not visible from outside of the farmyard. The proposed building is closely related to existing buildings within the farmyard and matches the material of the modern agricultural buildings on site.

It is considered that the applicants have demonstrated a need for the proposed building in accordance with Policy BL5 of the Authority's adopted policies. It is also considered that the proposed development adheres to the Authority's adopted policies and design guidance in terms of the scale, position and overall appearance of the building. Therefore, in view of the above, the application is recommended for approval.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.