

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0912/AGRP

**Development description:** Prior notification for erection of muck store building under Part 6

**Site address:** Grange Farm, Staintondale,

**Parish:** Staintondale

**Case officer:** Mrs Hilary Saunders

**Applicant:** J E & M P Else

**fao:** Mr M Else, Grange Farm, Prior Wath Road, Staintondale, Scarborough, YO13 0EN

**Agent:** Cheryl Ward Planning

24 Westfield Mews, Kirkbymoorside, York, YO62 6BA,

## Director of Planning's Recommendation

No objection subject to the following:-

### Condition(s)

Condition number	Condition code	Condition text																		
1	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed location plan</td><td>D12150-01RevB</td><td>29/11/2021</td></tr><tr><td>Proposed block plan</td><td>D12150-02 RevB</td><td>29/11/2021</td></tr><tr><td>Proposed floor plan</td><td>D12150-03 Rev B</td><td>29/11/2021</td></tr><tr><td>Proposed elevations</td><td>D12150-04 Rev B</td><td>29/11/2021</td></tr><tr><td>Proposed floor plan</td><td>D12150-05 Rev B</td><td>29/11/2021</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed location plan	D12150-01RevB	29/11/2021	Proposed block plan	D12150-02 RevB	29/11/2021	Proposed floor plan	D12150-03 Rev B	29/11/2021	Proposed elevations	D12150-04 Rev B	29/11/2021	Proposed floor plan	D12150-05 Rev B	29/11/2021
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2	GACS00	<p>No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.</p>																		

3	MATS00	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.
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## Consultation responses

Parish

Highways

Insert

Third party responses

None

Publicity expiry

Site notice expiry date – 16 December 2021

## Background

Grange Farm is a dairy farm located off the Staintondale to Ravenscar Road, and although it is visually tucked away from this approach, due to undulating land, it is clearly visible from the higher level road as you drop down into Staintondale from the main A171. The farm comprises three dwellings (the fourth in the group is in separate ownership), and a number of agricultural buildings, all sited in one group.

This current Notification seeks the Authority's prior approval for the roofing over of an existing solid muck store which is located immediately adjacent the farms slurry beds and existing group of buildings, on the north western side.

The building would measure 24m long x 18m wide with a height to the eaves of 5m and to the ridge of 7.55m, similar to the height of adjacent buildings. The building would be clad with grey profile sheeting roof and concrete wall panels with Yorkshire boarding.

This building would be located immediately to the rear of the existing group of buildings. The location has been amended during the consideration of the application, in order to avoid the removal of a traditional stone building which might have an impact on ecology and to avoid the removal of part of a hedgerow.

A public footpath runs from north to south, approximately 200m to the west of the site

In support of the proposal it is stated that:-

The roofing over the manure store has been awarded a Countryside Stewardship Capital Grant, valid until 31 August 2023. The aim of the Capital Grant is to reduce losses of water pollutants and ammonia thereby improving water and air quality in areas targeted for the reduction of water pollution from agriculture.

The installation of a roof over the manure store is designed to prevent rainfall increasing the volumes of contaminated water that require management and treatment within sprayer wash-down areas, manure storage areas, livestock gathering areas, slurry and silage stores.

## 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 are grouped together and this proposed building would be screened by the existing buildings to the south and from the limited views from the public footpath, would be seen against the backdrop of existing buildings.

In terms of landscape impact, Officers are satisfied that the proposed site has a sufficiently close physical and visual relationship to the existing buildings to ensure the development is not unduly prominent in long distant views.

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. Consequently, no objections are offered.