

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0069

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

Site address: land near Thorny Beck, Stubs Lane, Staintondale

Parish: Cloughton

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Case officer: Mrs Hilary Saunders

Applicant: Teydale Farming Limited

fao: Mr Ray Owen, Teydale Farm, Whitby Road, Cloughton, YO13 0DZ

Agent: Architectural Design

fao: Mr Richard Winn, Old Barn Cottage, Middle Farm, Main Street, Allerston, YO18 7PG

Director of Planning's Recommendation

No objections subject to the following conditions.

Condition(s)

Condition number	Condition code	Condition text
1.	GAC00	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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1.	GAC00	In order to comply with the provisions of Strategic Policy A and ENV4 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 or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.

Document title

Consultation responses

Parish

No comments received

Third party responses

None

Publicity expiry

Site notice expiry date – 2 March 2022

View of existing building approved in 2019



Zoomed in photo of existing building – extension to the rear



Background

This Agricultural Prior Notification relates to a farming enterprise based at Teydale Farm on the opposite side of the main road close to the Falcon Inn in Staintondale.

Planning permission was granted in 2019 for the construction of a general purpose agricultural storage building adjacent another property owned by the business at Teydale Farm, along Stubs Lane, to the east of the Falcon Inn. The justification for this siting was that there is not enough land where the farmhouse is sited to place an agricultural building to serve the enterprise .

The approved building measures 22.7m long x 24.38m wide with a height to the eaves of 4.8m and to the ridge of 8.1m and is clad with concrete panels and Yorkshire boarding above with a dark grey corrugated roof.

The building would be screened on two sides by mature trees, to the east by rising land and is more open to the south.

This prior notification seeks permission for a lean-to agricultural storage building immediately adjacent the northern side of the existing building. The building would measure 18m long by 8.9m deep with a height to the roof of 4.1m to the eaves and 6.8m

to the highest point. The building would be clad in vertical timber boarding and a dark grey profile sheet roof.

Additional agricultural storage is required on site.

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 proposed extension is suitably designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider open agricultural landscape of this part of the Park. The extension is proposed to serve an established agricultural enterprise and is clearly designed for agricultural purposes.

The overall height of the building would be lower than the existing building and it would not be visually intrusive in the immediate or wider landscape and would be constructed of appropriate materials

In view of the above, it is not considered that any significant or unacceptable landscape harm will be caused as a result of the proposed development.

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

Approval (No Amendments Required)

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.