

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0992

Development description: prior notification for erection of garage/workshop building for agricultural purposes under Part 6

Site address: Ebberston Common Farm, Langdale End

Parish: Ebberston

Parish: Thornton Le Dale

Case officer: Miss Lucy Gibson

Applicant: Mr Mark Hammond
Ebberston Common Farm, Langdale End, Scarborough, YO13 0LW

Agent:

Director of Planning's Recommendation

Refusal for the following reason:

Reason for refusal

Refusal reason code	Refusal reason text
1	The siting of the proposed building, removed from the other farm buildings in the existing steading would be uncharacteristic for this National Park and is considered to have a detrimental impact on the landscape setting of the farm and the wider character and appearance of this part of the National Park. The building would also be visible from the adjacent Public Footpath and would be visually prominent in this exposed and open part of the National Park.

Consultation responses

Parish

None received.

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 24 February 2022



This photograph shows the proposed siting of the building in the field to the west of the steading.



This photograph shows the proposed siting of the building, forward of the farmhouse. Photo taken from the access track running to the west of the steading.



This photograph shows the location of the Public Footpath that crosses the field to the west of the proposed site for the building. This footpath also runs to the south of the farmstead.

Background

This Prior Notification application is for the construction of a garage/workshop building to be used for the storage of tools and the repair of machinery at Ebberston Common Farm, Ebberston. The farm is sited to the east of Dalby Forest and to the west of Langdale End.

The building is proposed to be 10.058 x 6.096 metres, with a height of 6 metres and an overall area of 61.313 square metres. It would be constructed from timber posts with timber Yorkshire boarding to each side, up over doors to the east elevation and a grey box profile tin roof.

The building is proposed to be sited in a field to the west of the existing steading and forward of the Farmhouse.

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.

In terms of the design of the proposed building, the Yorkshire boarding and grey metal sheeted roof would be in keeping with the design of existing modern agricultural buildings within the National Park. However, it is considered that the 3 bay form and gable end window would result in a slightly more domestic appearance to the building, compared to the other existing agricultural buildings in the steading.

In terms of siting and subsequent landscape impact, this building would be removed from the existing farmstead, with no functional link to the existing agricultural buildings. The existing agricultural buildings are set back away to the east of the farmhouse, limiting the visual impact that the steading has on the surrounding open landscape.

Whilst it is understood that the physical distance between the proposed site and existing farm buildings would not be substantial, the siting of the proposed building would be forward of the farmhouse and within a separate undeveloped field. The siting of agricultural buildings removed from the main cluster of the farm steading is uncharacteristic for this National Park. Further to this, the proposed building would also be visible from the Public Footpath running to the south and west of the site. As such, the proposed garage/workshop in this location would have a detrimental impact on the wider landscape setting of the farm and the character and appearance of this part of the National Park.

It is understood that the applicant has concerns regarding access and the security of tools and machinery, and therefore wishes for the proposed building to be near the farmhouse. However, this is not considered to be a sufficient justification for the proposed siting of the building in this exact location.

NYM Local Plan

Whilst this is a Prior Notification rather than a planning application, the purpose of Local Plan Policy BL5 is relevant, in terms of how the siting of agricultural buildings have an impact on the landscape. Policy BL5 states that development of new agricultural buildings and structures or extensions to existing buildings 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; Where there is 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; Where it can be demonstrated that there are no suitable existing buildings available to support the existing business; The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces; The site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location; The proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and in the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

Conclusion

On balance, whilst the design of the proposed garage/workshop is not considered to be unacceptable, the proposed siting of the building would have a detrimental impact on the open landscape setting, view from the Public Footpath and constitutes development uncharacteristic of the National Park.

Further to this, it is considered that there may be alternative locations within the working part of the steading that would be more acceptable.

For the reasons outlined above, and as no amendments were received to site the building in an alternative location, refusal of the prior notification is recommended.

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.