

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0460

Development description: erection of building to cover existing manure store

Site address: Wild Slack Farm, Lealholm

Parish: Danby

Parish: Glaisdale

Case officer: Mrs Hilary Saunders

Applicant: Mr Martin Foord
Wild Slack Farm, Lealholm, Whitby, YO21 2AW

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	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.
3	GACS00	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.
4	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.

5	MATS00	The external elevations of the building to be clad shall, within three months of first being brought into use, be clad in timber Yorkshire Boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6	MISC00	Guttering should be provided on the building directed to a soakaway or water storage facility.

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	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
4	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5 & 6	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Consultation responses

Parish

No objections

Highways

No objections

Third party responses

None received

Publicity expiry

Site notice expiry date – 25 July 2022

Existing manure store (blue trailer) to be covered over.



Wider view towards existing farmstead - manure store to be on far side of these buildings.



Background

Wild Slack Farm is a 47.7 hectare farm located approximately 1.5 kilometres to the south west of Lealholm and to the north of the C221 highway. To the west of the site is a caravanning and camping site run alongside the farm.

This application seeks planning permission for the roofing over of an existing manure store as part of the “farming in protected landscapes” scheme to reduce the amount of rainwater entering the muck store and reducing the volume of dirty water.

The muck store is immediately adjacent other agricultural buildings in the farmyard and the area of roof would measure 15.23m x 14.6m and the elevations would be partly clad in Yorkshire boarding.

Main issues

Local Plan

The most relevant policy to consider within the NYM Local Plan is Policy BL5 (Agricultural Development) together with the advice contained within Part 5 of the NYM Design Guide relating to new agricultural buildings.

Policy BL5 seeks to permit proposals for new agricultural buildings and structures where the form, height and bulk is appropriate in its setting and will not have an adverse impact on the landscape and special qualities of the National park; there is a functional need for the building and the scale is commensurate with that need; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business; the proposal will not significantly harm local amenity in terms of noise, odours or level of activity; and in the absence of existing screening, a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

Material Considerations

The proposed structure would be located adjacent to existing modern agricultural buildings. The building would be constructed of a steel frame with concrete panels below timber Yorkshire boarding with an overall height similar to the adjacent buildings. The building would be viewed in the context of the existing farmyard.

The development falls under the Farming in Protected Landscape Scheme and would reduce the levels of contaminated water run-off on the farm.

This development is within an Impact Risk Zone for the North York Moors SSSI/SPA/SAC, and therefore required a SCAIL assessment to be undertaken to determine the potential impacts of the proposed development on the designated site. This was undertaken and the calculations show the development would be below the 1% critical load for nitrogen deposition, so the Authority's Conservation team have raised no objections.

The design of the building is considered to be acceptable and in accordance with the principles outlined within Part 5 of the NYM Design Guide and will be seen in the context of the existing farm buildings and the functional need for the building has been established.

For the reasons outlined above, this application is considered to accord with Policy BL5 and is therefore recommended for approval.

Pre-commencement conditions

N/A

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.