

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0721

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

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

Parish: Staintondale

Case officer: Mrs Hilary Saunders

Applicant: Teydale Farming Limited

fao: Mr Ray Owen, Teydale Farm, Whitby Road, Cloughton, Scarborough, North Yorkshire, YO13 ODZ,

Agent: Richard Winn Architectural Design

Old Barn Cottage, Middle Farm, Main Street, Allerston, Pickering, North Yorkshire, YO18 7PG

Director of Planning's Recommendation

No objections subject to the following conditions:

Condition(s)

Condition number	Condition code	Condition text												
1	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>5013-1B</td><td>06/03/2023</td></tr><tr><td>Layout plan</td><td>5013-2B</td><td>06/03/2023</td></tr><tr><td>Plans & Elevations</td><td>5013-1</td><td>03/10/2022</td></tr></tbody></table>	Document Description	Document No.	Date Received	Location plan	5013-1B	06/03/2023	Layout plan	5013-2B	06/03/2023	Plans & Elevations	5013-1	03/10/2022
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2	MC07	<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</p>												

Document title

		development took place.
3	MC00	Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework must be covered at the end of each working day to prevent animals entering / becoming trapped. Any materials should be stored on hardstanding or raised off the ground to prevent animals sheltering underneath.
4	AC19	No external lighting shall be installed in the development hereby permitted.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2	RSN MISC05	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.
3	RSN MISC06	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
4	RSN AC07	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 and to preserve and enhance the National Park's Dark Night Skies, in accordance with Policy ENV4.

Consultation responses

Parish

No comments received

Natural England

No objections subject to assessment by the Authority's Ecologist.

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date – 4 November 2022

View of existing buildings at Thorny Beck as you approach from the Falcon Inn direction



View of the group of buildings at The Wath – new building to right in a clearing in the woodland



Existing buildings at Thorney Beck



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 Stubbs Lane, to the east of the Falcon Inn. The justification for this siting was that there was not enough land where the farmhouse is sited to place an agricultural building to serve the enterprise.

A subsequent prior notification was submitted in early 2022 for a lean-to agricultural storage building immediately adjacent the northern side of the existing building. No objections were raised.

This current Prior Notification relates to the erection of a further agricultural storage building. The proposed building would measure 30.0m x 30.0m x 6.8m high to the apex and 2.40m to the eaves and incorporate three roller shutter doors and two personnel doors and would be constructed in materials to match the existing building and would be located in close proximity to the existing buildings. The location of the building has been brought closer to existing buildings following negotiations to avoid tree removal.

In support of the proposal the following information has been submitted: -

Teydale Farming Limited was established in 2016. The purpose of the building is to promote the continued development of this growing enterprise.

Currently the site comprises 120 acres of agricultural land, which is used for grazing, growing hay, barley and similar crops. It is now planned to plant 80 acres of their land with Miscanthus. The rest of the land is to be used for growing barley and hay and, in addition, planted with trees as part of a Woodland Creation Scheme.

The additional building is required for the undercover storage of large Hesston bales of Miscanthus, honeycomb stacked, and it is envisaged that 500 bales (350 tonnes) would be produced per year. It is essential the bales be kept dry.

Miscanthus is a promising biofuel thanks to its high biomass yield and low input Requirements. A project to facilitate more planting of the perennial bioenergy crop Miscanthus has been awarded over £3.3 million in government funding.

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 new building 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 building is proposed to serve an established agricultural enterprise and is clearly designed for agricultural purposes.

The building would be well screened by extensive tree cover and it would not be visually intrusive in the immediate or wider landscape and would be constructed of appropriate materials.

The original ecological concerns have been addressed by the applicant and the Authority's Ecologist and Natural England have no objections to the proposals.

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.

Pre-commencement conditions

N/A