

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0064

Development description: variation of condition 5 of prior notification NYM/2022/0212 to allow no more than 250 young cattle, < 1 year of age or 1250 weaner piglets < 30kg be kept in the consented barn at the property currently known as Beacon Farm, and none of these livestock to be kept within the barn for more than 360 days per calendar year

Site address: Beacon Farm, Beacon Brow Road, Scalby

Parish: Newby and Scalby

Case officer: Mrs Hilary Saunders

Applicant: Mr Paul Cass

Beacon Farm , Beacon Brow Road, Scalby, Scarborough, North Yorkshire, YO13 0RB

Agent: Ian Pick Associates Ltd

fao: Mr Ian Pick, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ,
Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	MC00	Notwithstanding the submitted plan reference WFT/P Cass dated March 2022, the external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in dark green profile sheeting and shall thereafter be so maintained. The cladding shall start from no more than 1.45m above ground level and extend up to eaves height.
2	MC00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.

3	MC00	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.
4	MC00	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 development took place.
5	MC00	At no time shall more than 250 young cattle(<1 year of age), or up to 1250 weaner piglets (< 30kg) be kept within the consented barn at the property currently known as Beacon Farm, and only one type of livestock should be housed in the building at any one time and none of these livestock shall be kept within the barn for more than 360 days per calendar year.

Consultation responses

Parish

No comments received.

Natural England

1 March 2023 – Additional information required regarding air quality.

21 March 2023 – On the basis of the additional information - No objections

Third party responses

No comments received.

Publicity expiry

Site notice expiry date– 10 March 2023

Background

No objections were raised to a Prior Notification earlier this year for an agricultural building to provide additional storage space for farm produce, grain and livestock housing at Beacon Farm Scalby.

A condition was attached to restrict the type of livestock, in order to fall within the air quality criteria required by a SCAIL assessment.

However, the condition imposed prevents the applicant using the building as he had intended and consequently, additional air quality information has been submitted which satisfies the requirements of Natural England, to allow a mix of pigs and cattle,

In support of the application it is stated that: -

The above proposed change to the condition will allow the applicant to utilise the building for cattle or weaner piglets. The reason for condition 5 was based on ammonia and nitrogen deposition impacts of the development to protected sites in the locality.

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 building, this has already been approved, the issue is whether the type of livestock proposed would have an impact on ecological interests.

In terms of air quality, the revised estimates are below the required threshold and in terms of Habitats Regulations statement, the National Parks Ecologist: -

Asserts that for the purpose of the Habitats Regulations.

- The proposed development is not considered necessary for the management of any European site, and;
- The proposed development will not cause a Likely Significant Effect on any European designated site, as the expected emissions are less than 1% of the relevant critical thresholds.

In view of the above, approval is recommended.