

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0117

Development description: erection of straw storage building

Site address: Grange Farm, Staintondale,

Parish: Staintondale

Case officer: Mrs Hilary Saunders

Applicant: J E & M P Else

Mr M Else, Grange Farm , Staintondale, Scarborough, North Yorkshire, YO13 0EN

Agent: Cheryl Ward Planning

fao: Cheryl Farrow, 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA, United Kingdom

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	AC21	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.
4	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.
5	MC00	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in yorkshire boarding as shown on plan D12312-04 Rev B, and shall thereafter be so maintained.
6	MC00	The building hereby permitted shall not be used for the keeping of livestock, manure or slurry.
7	MC07	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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PLO1	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.
3	MISC00	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.
4 & 5	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	RSN MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
7	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.
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Consultation responses

Parish

No objections

Third party responses

None received.

Publicity expiry

Site notice expiry date – 31 March 2023

View from track past Bell Hill Farm and adjacent PROW



Background

Grange Farm is a dairy farm located off the Staintondale to Ravenscar Road, and although it is visually tucked away from this approach, due to undulating land, it is clearly visible from the higher-level road as you drop down into Staintondale from the main A171 and also from the public footpath near Bell Hill Farm to the north. The farm comprises three dwellings (the fourth in the group is in separate ownership), and a number of agricultural buildings, all sited in one group.

This current application seeks planning permission for the construction of an agricultural building for the storage of straw. The building would be located within the operational area of the farm, adjacent existing buildings.

The building would measure 24m long x 18m wide with a height to the eaves of 5m and to the ridge of 7.5m, similar to the height of adjacent buildings. The building would be clad with concrete blocks and Yorkshire boarding with a dark grey roof.

This building would be located immediately to the rear of the existing group of Buildings and adjacent a muck store building.

In support of the application is stated that: -

The size of agricultural unit is 2.44 hectares of which 291 hectares is available grazing land with a further 32 hectares of arable land. It is predominantly a dairy unit with 650 Dairy Cows. The existing buildings are fully occupied for agricultural purposes and comprise indoor housing and the main dairy unit itself. Rather than house straw outside, the farms aim is to continue to reduce losses of water pollutants and improve water and air quality around the site. Grange Farm falls within an area targeted for the reduction of water pollution from agriculture.

The installation of a building for accommodating straw will assist in meeting Natural England's (NE) objectives for the area.

The applicant continues to be proactive at Grange Farm, Staintondale and bringing this new facility (straw building) will enable the farm to comply with changing legislation and associated guidance.

Main issues

Local Plan

Policy BL5 – Agricultural Development seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

Material Considerations

A functional need has been demonstrated for the building and whilst the farm is visible in the landscape, the main yard and buildings are grouped together and this proposed building would be screened by the existing buildings to the south and from the limited views from the public footpath, would be seen against the backdrop of existing buildings.

In terms of landscape impact, officers are satisfied that the proposed site has a sufficiently close physical and visual relationship to the existing buildings to ensure the development is not unduly prominent in long distant views.

In view of the above, officers are satisfied that there is a functional need for the building and that the building has been designed for the purposes of agriculture within the unit. It is not considered that the building would cause unacceptable harm to local ecology, archaeology or the wider National Park landscape. Consequently, approval 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.