



NYMNP

29/11/2023

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Application to determine if prior approval is required for a proposed: **Erection, Extension or Alteration of a Building for Agricultural or Forestry use**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Bedale Farm"/>
Address Line 1	<input type="text" value="Wykeham Lane"/>
Address Line 2	<input type="text" value="Wykeham"/>
Address Line 3	<input type="text" value="North Yorkshire"/>
Town/city	<input type="text" value="Scarborough"/>
Postcode	<input type="text" value="YO13 9QG"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="496326"/>	<input type="text" value="484783"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building
 An extension
 An alteration

Please describe the type of building

The proposal is to extend the existing grain store building to provide an additional 750 tonnes of grain storage space at Bedale Grange Farm.

Please state the dimensions of the building

Length

12.19 metres

Height to eaves

6.71 metres

Breadth

18.29 metres

Height to ridge

8.96 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels from floor to 4 metres high.
Plastic coated steel profile sheeting above concrete panels to eaves.

External colour

Plastic coated steel profile sheeting - Grey
Concrete - Grey

Roof

Materials

Fibre cement sheeting.

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

- Yes
 No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes
 No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- Yes
 No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes
 No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

865.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Currently when the harvest is completed the 2 main storage buildings, 1 & 4, at Bedale Grange Farm will be full of stored grain leaving minimal space for the storage of seeds, fertilisers and machinery. Building 1 is a purpose built grain store with a capacity of about 1,400 tonnes that was constructed in 2011. It is filled directly from the grain drier using a system of conveyors.

Building 4 is an old livestock building that was converted many years ago to allow the storage of grain and farm machinery and to provide workshop facilities for the farm. Grain is transferred into this building, via building 1, using a telescopic handler with a grain bucket. At some point building 4 will require significant investment to ensure continued compliance with the Red Tractor farm assurance standards. The proposal is to extend building 1 to provide an additional 750 tonnes of grain storage space at Bedale Grange Farm. The extension will;

- Free up space in building 4 to allow seeds & fertilisers to be stored with the required separation distance from stored grains and to allow key items of machinery to be kept in a secured building.
- Reduce the vehicle movements required to move grain from building 1 to building 4.
- Increase the proportion of grain that is stored in purpose built storage that easily meets the requirements of the Red Tractor scheme.
- Give the ability to temporarily store wet grain in a segregated part of building 1 if the grain drier is not keeping pace with the combine harvester and the intake pit becomes full.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

It is an extension to the current grain store building.

Does the proposed development involve any alteration to a dwelling?

- Yes
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes
 No

What is the height of the proposed development?

8.9

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

James Stephenson

Date

2023/11/23