

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0814

Development description: prior notification for extension to existing grain store and repositioning of fuel tank under Part 6

Site address: Bedale Farm, Wykeham Lane, Wykeham

Parish: Wykeham

Case officer: Miss Emily Jackson

Applicant: Wykeham Farms Ltd, fao: David Edwards, Wykeham Estate Office, Main Road, Wykeham, Scarborough, YO13 9QD, United Kingdom

Agent: Not Applicable.

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	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.
2	GPMT05	The external surface of the roof and walls of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.
3	MC00	Guttering should be provided on the building hereby permitted that is directed to a ground soakaway or water storage facility and shall be maintained in that condition in perpetuity.
4	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.

Condition number	Condition code	Condition text
5	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 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 GPMT01	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 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.
3	RSN MISC00	To comply with the provisions of Policy ENV7 of the North York Moors Local Plan and to ensure that clean roof water does not mix with areas fouled by machinery thus preventing the creation of dirty water.
4	RSN AC01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
5	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

Reason number	Reason code	Reason text
		planning policies which seek to restrict new development in the countryside.
Informative(s)		
Informative number	Informative code	Informative text
1	MC INFO0	Beedale Beck is located immediately west of the development site, and therefore, good practice methodology should be followed during construction to prevent pollutants such as dust or debris from entering the watercourse.

Consultation responses

Third party responses

None Received.

Publicity expiry

10 January 2024

Photograph showing front (south) elevation of existing agricultural grain storage building; building proposed to be extended at the rear.



Photograph showing rear (north) elevation of existing agricultural grain storage building; building proposed to be extended on this elevation by 12 metres in materials and profile to match – existing fuel tank to be re-located north of extension.



Background

Bedale Grange Farm is located in an isolated location at the southern end of a steep sided dale in Wykeham. The farm comprises the central farmstead for Wykeham Farms Ltd which is predominantly an arable farm covering 865 hectares and is one of Dawnay Estates enterprises.

At present the farm comprises four main buildings of modern construction. These buildings are utilised as a grain store and drier, potato store, spray fill area and chemical store, and general-purpose storage building and workshop.

This prior notification application seeks permission under Part 6 to extend the northern elevation of the existing grain store building situated to the northwest of the farmstead in addition to the re-positioning of a fuel tank. The proposed extension would measure 12 metres in length, 18 metres in breadth with a height to the eaves of 6.7 metres and a height to the ridge of 9 metres. The proposed extension would be constructed using cement blockwork and grey metal sheeting under a grey fibre cement sheeting roof to match the existing grain store building.

Main issues

Policy context

Under the Town and Country Planning (General Permitted Development) Order Part 6, the Authority can only assess a prior notification proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology, rather than the principle of development itself.

Part 5 of the Authority's Design Guide: New Agricultural Buildings, states that new agricultural buildings should be sited within, or adjacent to existing agricultural buildings and be designed to remain in keeping with any existing agricultural buildings on site. Buildings should generally be dark coloured and have a dark-coloured roof to minimize visual impact.

Material considerations

Bedale Grange Farm is located in an isolated position and is surrounded by a steep sided valley and therefore, the proposed extension is unlikely to be prominent within the landscape or have a detrimental landscape impact on the wider locality and National Park. The proposed development would be an extension of the existing grain store to the northwest of the farmstead and therefore would be viewed in context of the already established agricultural buildings on site.

The proposed extension to the grain store building has been designed for the purposes of agriculture and would align with the design principles set out in Part 5 of the Authority's Design Guide. The proposed extension would be constructed using blockwork, metal sheeting and a fibre cement roof to match that of the existing grain store building. In terms of scale, the proposed extension would be of the same height and profile as the existing and would therefore remain in-keeping with the existing buildings on site.

The Authority's Ecology Team have no concerns regarding the proposed extension on the basis that a condition is applied requiring guttering directed to a soakaway or water storage facility to be provided on the extension to ensure that clean roof water does not mix with areas fouled by machinery.

No Archaeological concerns have been received regarding the application.

Conclusion

For the reasons outlined above, the proposed development is considered to be of an appropriate siting and design which is unlikely to have a detrimental visual impact upon the site or wider locality. No ecological or archaeological issues have been raised regarding the application, and therefore, approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

Not Applicable.

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.