

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0856

Development description: erection of a covered manure storage building

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 ORB

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	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	GPMT05	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	GPMT06	The external elevations of the manure store building hereby approved shall, within three months of first being brought into use, be clad in yorkshire boarding as shown on the approved plans and shall thereafter be so maintained.
5	AC19	No external lighting shall be installed in the development hereby permitted.

Condition number	Condition code	Condition text
6	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.
7	MCO0	The building hereby approved shall not be used for the keeping of livestock.
8	MISCO0	The development should not be brought into use until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the quantity, size, species, and positions or density of all planting, how they will be planted and protected and the proposed time of planting. The planting shall be carried out in accordance with the approved specification.

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 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.
3&4	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.
5	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

Reason number	Reason code	Reason text
		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.
6	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.
7	RSN MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to protect designated sites of nature conservation interest from harmful development.
8	MISC00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Informative(s)

Informative number	Informative code	Informative text
1	MISC00	Any damage caused to surface of the public right of way as a result of the work must be properly repaired by the applicant.

Consultation responses

Parish

No objections

Highways

No objections

Yorkshire/Northumbrian Water

Insert

Environmental Health

No objections

Ramblers

No objections

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date – 12 January 2024

View up towards site from bottom road



View back to site showing earthworks; new building adjacent to the left hand building



Background

The proposal site is located immediately to the north-west of the existing farm group at Beacon Farm and the proposal is to construct a manure store of concrete blockwork and Yorkshire boarding elevation with grey profile sheet roof.

The buildings construction and design would match that of other buildings within the farmyard at Beacon Farm

Main issues

Local Plan

The relevant policies of the Local Plan in the determination of this application are considered to be Strategic Policy A (Achieving National Park Purposes and Sustainable Development), Strategic Policy C (Quality and Design of Development), Strategic Policy H (Habitats, Wildlife, Biodiversity and Geodiversity), Policy ENV4 (Dark Night Skies), and Policy BL5 (Agricultural Development).

Principle of development and landscape impact

Strategic Policy A takes a positive approach to proposals for new development, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by supporting development that is of a high quality design and uses good quality construction materials that reflect and complement the architectural character of the local vernacular, and where the scale, height, massing and form of the proposal are compatible with surrounding buildings.

Policy BL5 states that the development of new agricultural buildings and structures will only be permitted where the form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park; there is a functional need for the development to sustain the existing primary agricultural activity and the scale of the development is commensurate with that need; it can be demonstrated that there are no suitable existing buildings available to support the existing business; the building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces; the site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location; the proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and in the absence of existing screening, a landscaping scheme is provided

which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

With regard to the detailed criteria of Policy BL5 the proposal is clearly designed for the purposes of agriculture; uses materials in keeping with existing buildings on the farm and typical of modern farm sheds throughout the National Park; and is required to support the established farm enterprise. And from an ecological perspective, there will be no change in air quality. A landscaping condition is recommended.

The building will be physically and functionally related to the existing buildings at the farm.

Conclusion

In terms of design, the building has been designed for the purposes of agriculture and would be in keeping with the design of existing, modern agricultural buildings within the National Park and in terms of siting, would be located adjacent the existing group of farm buildings and from wider views would be seen in the context of these buildings. Consequently, 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.