

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Sneaton

Application No. NYM/2018/0326/AGRP

Proposal: erection of poultry building

Location: Parkdown, Sneaton

Decision Date: 12 July 2018

Extended to:

Consultations

Site Notice Expiry Date - 28 June 2018.

Director of Planning's Recommendation

No objection.

Signature:



Date:

12 July 2018

Application Number: NYM/2018/0326/AGRP

Background

Parkdown is a former agricultural workers bungalow situated approximately 200m west of Knaggy House Farm, off the B1416, within Sneaton. A Certificate of Lawfulness for the use of the property not as an agricultural workers dwelling was approved in 2001.

Planning permission was granted in 2002 for the construction of an almost 'U' shaped sectional timber stable block for private use to house no more than 4 horses. This has been constructed using horizontal shiplap boarding with a cement fibre roof as approved. A further permission was granted to add a small extension to the south eastern end of the building which would form a complete 'U' shape to provide a store room.

This submission under the Agricultural and Forestry Special Development Order relates to the erection of a timber poultry building on land to the south of the bungalow and stable block. The proposed building measures approximately 4.9 metres by 7.4 metres, 2.5 metres to eaves and an overall ridge height of 3.2 metres. The building is of simple ridge and gable design, clad in vertical boarded sawn timber boarding under a dark brown fibre cement sheet roof. It is proposed to incorporate 4no. acrylic rooflights and two ventilation louvres in the east and west elevations. The west elevation and north (gable) elevation are both shown to be fitted with personnel doors.


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.

The Authority is satisfied that the proposed poultry building is suitably designed for the purposes of agriculture and is of a scale commensurate with its function. Its location and will not have an adverse impact on the character of the wider rural and farmed landscape of this part of the National Park.

The property is visible in the landscape but nestles quite well in a natural dip and is well screened by established hedgerows and shelter belts of trees. The property appears to be run as a small holding and is very well maintained, having a neat and ordered appearance. The proposed hen house would be located in an existing paddock close to the main residential dwelling and associated equestrian building, consequently the proposed building is therefore considered to relate physically and functionally to existing buildings at Parkdown.

The applicant requires the building for the winter housing of poultry in association with the smallholding. In view of the above, Officers are satisfied that there is a functional (welfare) 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 or the setting of the house. Consequently, no objections are offered.

Signature: 	Date: 12 July 2018
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