

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Suffield-Cum-Everley

Application No. NYM/2018/0541/FL

Proposal: erection of manure storage building

Location: Suffield Farm
Suffield

Decision Date: 15 October 2018
Extended to:

Consultations

Parish – No objections

Highways – No objections

Site Notice Expiry Date – 27 September 2018

Others –

Environment Agency – No objections

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

INSERT PHOTO (OFFICER)



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Background

Suffield Farm is a mixed arable and livestock farm located to the west of Suffield. This application seeks planning permission for the erection of a covered manure storage building comprising a steel portal frame with 2 metre high concrete panels on the east and south elevation and timber boarding to the eaves height.

Main Issues

The key planning policy of consideration is Development Policy 12 relating to Agriculture which seeks to permit proposals for new agricultural buildings, tracks and structures or extensions to existing buildings where there is a functional need for the building, the building is designed for the purposes of agriculture, the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The proposed agricultural building is of an appropriate size and design for its intended use. The building is also proposed to be located to the north of the existing buildings adjacent to the existing steading and will not be visible from the highway, therefore it is considered to be an acceptable location.

No objections have been received in relation to this application. In light of this, planning approval has been recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.