

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Darncombe-Cum-Langdale End

Application No. NYM/2017/0412/FL

**Proposal: erection of livestock building**

**Location: St Athanasius Monastery  
Langdale Bridge to Black Beck  
Langdale End**

**Decision Date: 12 October 2017  
Extended to:**

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## Consultations

**Parish** – No objections

**Highways** – No comments on revised plans where existing access used.

**Forestry Commission** – Standing advice regarding veteran trees

**Lead Local Flood Authority** – The submitted documents demonstrate a reasonable approach to the management of surface water on site. No objections subject to conditions.

**Environment Agency** – No objections subject to informative

**Site Notice Expiry Date** – 26 September 2017

## 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan and Block Plan</td><td>D10772-100 rev H</td><td>10 April 2018</td></tr><tr><td>Proposed block plan</td><td>D10772-101 rev B</td><td>06 April 2018</td></tr><tr><td>Proposed elevations</td><td>D10772-102 rev A</td><td>06 April 2018</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan and Block Plan	D10772-100 rev H	10 April 2018	Proposed block plan	D10772-101 rev B	06 April 2018	Proposed elevations	D10772-102 rev A	06 April 2018
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3.	MATS19	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 unless otherwise be agreed in writing with the Local Planning Authority.
4.	MATS26	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in vertical horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5.	DRGE00	Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the submitted "Alan Wood & Partners - Flood Risk & Drainage Assessment" and shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document). The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed. Note that further restrictions on surface water management may be imposed by Yorkshire Water and the Local Planning Authority.
6.	MISC03	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 unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

**Informative(s)**

1.	<p><b>Pollution Prevention</b> The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.</p> <p>The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.</p>
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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.
3.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.
4.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.	DRGE02	In order to comply with the provisions of NYM Development Policy 2 which seeks to mitigate the impact of flood damage to new development within areas at high risk from flooding and prevent additional flood risk to other properties.
6.	MISC03	In order to comply with the provisions of NYM Development Policy 12 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.



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**Background**

St. Athanasius Monastery is located in substantial grounds in a relatively isolated location at the junction of the Langdale End Road and the hamlet of Darncombe.

The Monastery has been operating in a former domestic property for many years, and in 2008, a retrospective planning application was submitted and approved for the continued use of the building as a Monastery. Since then various applications have been submitted for various alterations and extensions to the site.

In addition to the main building, the applicants also own agricultural land to the west and south. This land is used by the applicants for agricultural purposes and the land to the west contains a group of agricultural buildings at the northern end of the site. The total agricultural land holding comprises approximately 23 hectares.

Planning permission has been granted in recent years for the construction of agricultural buildings on the opposite side of the access road from the monastery building. These buildings are used to house machinery, pigs, cows and sheep and their lambs.

A planning application was refused in 2016 to build a new agricultural building on a piece of agricultural land which was physically more separated from the main monastery building, approximately 70m to the south of that existing building and separated by Black Beck which runs through the site. This application was refused due to its prominent siting and proposed materials and poor vehicular access.

This current applicant has been submitted as a revised scheme in order to overcome those previous refusal reasons. However as originally submitted the building, whilst reduced in scale, was still proposed on the detached site which was again considered to be unacceptable.

Consequently, during consideration of this application, significant amendments were sought and the proposed building has been split into 2 to reduce the scale and re-sited to an area between existing livestock buildings and immediately to the south of the existing group. The buildings would be accessed via the existing entrance to the farming area. The amended sitings would result in the buildings being a minimum of 11m from watercourse.

The building located between the existing buildings would measure 14.615m long x 8.258m with a height to the eaves of 3.5m and to the ridge of 4.7m.

The building to the south would mirror the building to which it's attached, measuring 9.2m wide x 18.4m long with a height matching that adjacent to it.

Both buildings would have profiled grey fibre cement sheeting with concrete lower walls and Yorkshire boarding cladding.

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The building is required for fattening lambs,

Information provided by the applicant states the following:

- 40 Followers
- 155 breeding ewes
- 500 hoggs/ fat lambs
- 40 chickens
- 23 ha of available grazing land
- 20 by 10 m building (Store)
- 9 by 18m lean to (lamb fattening)
- Existing Total building space = 362m square

In support of the application, the applicant has submitted information explaining that they have liaised with the Environment Agency in terms of siting, and building design and construction. With regards to the amount of lambs in each shed, the fattening period is no more than 6 months a year so the sheds will be empty for 6 months and each shed during the fattening period should have no more than quarter of the shed used as storage space for straw and hay. Manure will be moved by tractor to our highest field, this was also shown to the Environment Agency.

### **Main Issues**

The main issues to consider with this application are whether there is a functional need for the building, and whether its scale is commensurate with that need. The relevant NYM Local Development Plan Policy is Development Policy 12 (Agriculture). which seeks to permit proposals for new agricultural 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.

This revised proposal seeks permission for buildings within the existing group of farm buildings which would not be prominent in the immediate or wider landscape.

Concerns regarding flood run off and pollution have been given very detailed consideration and a Flood Risk Assessment has been submitted and agreed by the Drainage Authority. The siting of the building has been set back further away from the beck than the original scheme and is located within the group of existing farm buildings. It is considered that it has overcome the ecological concerns originally raised regarding pollution of the watercourse and the Environment Agency has no objections.

In view of the above considerations, approval is recommended.

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

**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including re-siting of the buildings, so as to deliver sustainable development.