

# North York Moors National Park Authority

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District/Borough: Scarborough Borough Council  
(South)  
Parish: Cloughton

Application No. NYM/2018/0532/AGRP

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**Proposal: demolition of cattle shed and grain silo and erection of grain store building**

**Location: Ripleys Farm  
Harwood Dale Road  
Cloughton**

**Decision Date: 26 October 2018  
Extended to:**

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## Consultations

**Parish** – No comments

**Environmental Health Officer** – No comments

**Site Notice Expiry Date** – 18 October 2018

**Others** -

## Director of Planning's Recommendation

No objections

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**Informative(s)**

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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**INSERT PHOTO (OFFICER)**



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**Background**

Ripleys Farm, Harwood Dale Road, Cloughton is a mixed arable and livestock farm benefitting from several traditional and modern agricultural buildings located to the north of the farmhouse.

This application is for the demolition of a cattle shed and grain silo and the erection of a grain store building.

**Main Issues**

Development Policy 12 of the Local Development Framework 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.

As this is an agricultural notification rather than a full application consideration can only be given to siting and design, ecology and archaeological issues.

The Authority's ecologist has raised no objections to the proposal, however has advised that a bat informative should be included due to the fact the proposal involves the demolition of a building.

The cattle shed proposed to be demolished comprise stone walls with a Yorkshire boarded roof and an attached lean to with a tin roof. Even though the traditional stone sections add to the character of the steading, the buildings are not listed and therefore their demolition does not require planning permission. Nevertheless, the agent has informed us that the stone will be used elsewhere on the farm which is welcomed.

No objections have been raised in relation to the removal of the silo.

With regards to the new building, it is considered to be of an appropriate design and located in a suitable location so that it forms a natural extension to the existing steading.

In light of this it is considered that the application is considered to accord with the requirements of development Policy 12 of the NYM Local Development Framework.

**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 recommended changes to the siting of the proposed silo, so as to deliver sustainable development.