

North York Moors National Park Authority

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

Application No. NYM/2018/0572/FL

Proposal: Erection of manure storage building

Location: Land off Swang Road, Suffield

Decision Date: 31 October 2018

Consultations

Parish - Objects on the grounds it is contrary to Development Policy 12 (3) and (4) by virtue of its isolated location and lack of landscaping. It is considered that the proposed building would be isolated and very visible from a distance when viewed from Suffield village (to the south) and long distance views from the west. The application form does not give any indication that there are exceptional circumstances relating to an agricultural necessity for the building's isolated location. The western elevation is screened by the existing trees, but the application does not include a landscaping scheme designed to reduce the visual impact of the building on the wider landscape.

Highways – No objections but comments that the access track is unmade and the construction of this building would intensify the use of the unmade track. Therefore the track access at its junction with the highway should be constructed to prevent debris being traversed onto the public highway close to a tight bend, locally known as "Swan Neck corner".

Environmental Health Officer – No objection.

Site Notice Expiry Date – 10 October 2018

Director of Planning's Recommendation

Reason(s) for Refusal

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| 1. | The Local Planning Authority considers that it has not been demonstrated that there are very special circumstances for the siting of the proposed manure store in such a remote and isolated location in the open countryside where it would be visually intrusive to the detriment of the landscape character of this area of the Park, which is not characterised by isolated field barns. As such the proposal is considered to conflict with Development Policy 12 of the Core Strategy and Development Policies Document which seeks to ensure new agricultural buildings do not have an unacceptable impact on the wider landscape of the Park. |
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Background

Planning permission is sought for a new agricultural building on farm land off Swang Road, Suffield to provide undercover storage for farmyard manure to reduce the need for travel on farmland when ground conditions are wet. The building would be an open sided steel portal frame structure with a fibre cement roof and Yorkshire boarding to the gable ends and would measure 30.5 metres by 15.2 metres with an eaves and ridge height of 6.1 metres and 8.2 metres respectively. The associated farm, Suffield Farm, lies approx. 1 km to the southwest. It is proposed to site the building along the eastern edge of the field adjacent to Swang Plantation, where it will be accessed via an existing farm track which runs north – south along the length of the plantation parallel to Swang Road. It will be some 300 metres from the junction of the access track with Swang Road.

In support of the application the agent advises:

The building will be used to store farm yard manure after being removed from pig and cattle housing and will be stored in the manure storage building before being spread on the applicants own land. This not only reduces in field manure heaps across farmland but also reduces farm yard manure mixing with clean rainwater to avoid excess leaching of nitrogen from manure. Furthermore on farm, undercover storage of manure allows livestock housing to be mucked out and cleaned throughout the winter months without the need to travel across wet farm land to not only reduce damage to soil structures but also for improved animal welfare for housed livestock.

Main Issues

The most relevant policy of the Core Strategy and Development Policies Document in the determination of this application is Development Policy 12 which supports proposals for new agricultural buildings where there is a functional need for the building and its scale is commensurate with that need; 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 and is appropriate to the character of the locality is submitted as part of the proposal.

The proposed building has been designed for the purposes of agriculture being a steel portal framed structure with a fibre cement sheeted roof and Yorkshire boarded to the gables but otherwise open to the sides for ease of access for loading and unloading. The agent has also confirmed that there is a functional need for the building which will be used to store farm yard manure produced from the holding prior to being spread on the surrounding agricultural land.

However the building will be remote from the main farm yard and its associated buildings, in an isolated location where there are no other buildings. Whilst it is appreciated that this will help reduce field manure heaps across farmland and provide convenient storage of manure prior to spreading, it is not considered that this amounts to exceptional circumstances relating to agricultural necessity for such an isolated location. Isolated farm buildings are not a typical feature of the North York Moors and despite the substantial tree belt along Swang Lane to the east of the site, which would afford some screening of the proposed manure store, it will be highly visible from Suffield village to the south and the public rights of way that criss-cross the fields to the west of the site. As such it is considered that the siting of a

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farm building in this otherwise undeveloped area would have a significant adverse visual impact on the surrounding landscape of this area of the Park. It is considered that a manure store would be better sited adjacent to the existing farm buildings at Suffield Farm rather than in this remote location where its visual impact would be minimised.

In view of the above it is considered that there are no exceptional circumstances arising from agricultural necessity which outweigh the harm cause to the landscape of the Park which would be caused by the siting of this agricultural building in such an isolated location, remote from the main farm and the proposal is contrary to Development Policy 12.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.