

North York Moors National Park Authority

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

Application No. NYM/2018/0643/AGRP

Proposal: erection of general purpose agricultural building

**Location: Hodgson Moor Farm
Gowland Lane
Cloughton**

**Decision Date: 21 November 2018
Extended to:**

Consultations

Site Notice Expiry Date – 29 October 2018

Others -

Director of Planning's Recommendation

No objections

Approval subject to the following condition (s):

1.	MISC00	Any work to remove rubble, logs and leaves from the site should be carried out by hand prior to work commencing.
2.	LNDS01	Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for landscaping on the south, east and west elevations of the agricultural building and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for Condition (s)

1.	MISC02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.
2.	LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.



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Background

Hodgson Moor Farm is an open area of grassland located in an isolated position off Gowlands Lane, Cloughton, and is parallel with the main Pickering to Whitby road (A171). A prior notification was previously approved in 2008 for the erection of an agricultural building which has since been built (Ref: NYM/2008/0489/AGRP).

This application is for the erection of a general purpose building to be located approximately 10 metres from the existing building. The building will measure 30 metres by 14 metres and will have an eaves height of 7 metres. The agricultural building will comprise concrete panels with Yorkshire boarding and a tin roof.

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.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high.

As this is a prior notification consideration can only be given to siting and design, ecology and archaeological issues.

The Authority's ecologist raised concerns as limited information was submitted surrounding slurry processing and storage. In light of this, the applicant submitted additional information which was found to be adequate. Concerns were also raised regarding the potential removal of an overgrown hedgerow based on images from Earthlight. However, it seems from the site visit that these images were outdated and there is no longer a hedgerow in this position. In light of this, no ecology objections are raised to this application.

Similarly, even though there are several scheduled monuments and unscheduled barrow sites nearby, the proposed development is not considered to cause any harm on archaeological grounds.

The siting of the building is considered appropriate as it is located amongst the existing buildings and is shielded from the A171 by the existing copse of trees. However, the building is considered visible from Gowland Lane therefore a landscaping scheme has been requested so that the building is less noticeable from this direction.

Consequently, subject to conditions no objections are raised to this application and prior approval is recommended.

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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 prior approval.