

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Sneaton

Application No. NYM/2018/0690/FL

Proposal: erection of agricultural storage building with associated hardstanding and track (part retrospective)

Location: Longstones Farm, Sneatonthorpe

Decision Date: 19 December 2018

Extended to:

Consultations

Parish - No objections.

Highways - No objection. The access onto the publicly maintainable highway is suitable and the proposals are not expected to have any significant impact on the highway. Consequently there are no local highway authority objections to the proposed development

Forestry Commission -

Police (Traffic) -

Site Notice Expiry Date - 21 November 2018.

Others - **Chris & Julie Bettam, Rose Cottage, Sneatonthorpe and Chris & Rita Coates, Longstones House** - Object. The building is totally inappropriate and does not consider the impact it will have on the amenity of the area. The size and site of the building would impact the look and nature of Sneatonthorpe from the following roads- Rakies Lane, Sneatonthorpe Lane, Stainsacre Lane, Back Lane and also from the A171 at Hawsker. The visual impact would also be affected from the footpaths at Rigg Mill Wood, Normandy Hill Top, White Moor Hill, Graystone Hills and Windmill Hill. The view from the East would not change the skyline but would affect the look of the village and the flow of sand stone buildings which blend in seamlessly. The proposed site is not a farmstead and is not in the vicinity of his own farm and would represent sporadic development which would be detrimental to the landscape character and appearance of this part of the National Park. The applicant began construction of the proposed grain store before planning was approved. A building of this vast size needs justification as to its purpose and future usage, which raises the question from the previous application for a Grain Store with the associated drying machinery and noise and dust it produces. The application is vague with regard to its purpose, therefore, the reason for a need should be disregarded as disingenuous. Approving this application would contradict previous applications which were refused permission by the NYMPA based on remote farmstead and visual impact. It would also contradict the planning permission which was granted for the holiday cottages at Longstone's Farm.

Amended Information -

Representations received after the consultation period:

Bryan Noble, Hagg House Farm, Sneaton Lane, Ruswarp - I think now Mike's family has grown and taken over the running of the Beacon farm ice cream enterprise, Mike has more time on his hands to run the farm as it should be run. I hope the shed gets your approval as it will be of great benefit to the farm and surrounding area.

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Dennis Stainthorpe, 3 White Cottages, Sneaton - Support. Mr Shardlow has for some years now utilised storage facilities and yard at Mortar Pit Farm which I own to dry and store grain. I have recently purchased a further 90 acres. For this reason it is no longer feasible for Mr Shardlow to use Mortar Pit as I now require all the storage space. It is positive to see that Mr Shardlow plans to erect a shed at Longstones Farm from a practical perspective as this is where the majority of land he owns is located. The proposed location of the shed, with screening from the woods and the position set to the east of the Farm minimises its visual impact. It would be good to see the NYMNP support us farmers with such applications.

R Brewer, 32 Mulgrave Road, Whitby - Mr Shardlow is only trying to expand his family farming business in this troubling times. I hope the NYMNP will support him in this as he is only wanting to conform, like many of us with the burden of new E.U regulations. He is also very passionate about all aspects of his farmland and rural life in his village as anyone who knows him will readily admit.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	MS101 01 Rev B	16 October 2018
Proposed Block Plan	MS101 03 Rev A	16 October 2018
Proposed Shed	MS101 04	16 October 2018
E-mail from Louis Stainthorpe Regarding materials	N/A	17 December 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

2. External Lighting - Submit Details

No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

3. Roof Colouring (insert)

The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

4. The roller shutter door in the east facing elevation of the building hereby approved shall be painted dark green to match the elevations of the building and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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5. Following the completion of works to the steel framework of the building hereby approved 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 screening of the development and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these together with new areas of planting 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.
6. **Landscaping Scheme to be Implemented - Large Scale Development/ General Development**

All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
7. **Building to be Removed if Not Used for Agriculture**

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.

Reasons for Conditions

1. 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.
2. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
3. 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. 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 & 6. 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.
7. 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

Longstones Farm is a former working farmstead located in the hamlet of Sneatonthorpe, approximately 2km south-west of the settlement of Hawsker. The built form at the site comprises the former farmhouse, and a range of traditional farm buildings which have since been converted and run as holiday letting accommodation. Aerial photographs and the planning history has revealed that there was previously a modern type portal framed agricultural building to the north of the agricultural access but the application documents confirm this building was removed following the conversion of the other buildings as it was no longer required and would improve the outlook and amenity of the area.

The current application seeks full planning permission for the erection of a new agricultural building with associated hardstanding and access track. The application follows two prior notification submissions; the first was withdrawn following negative officer feedback in relation to siting concerns and the second was withdrawn after the applicant commenced work on site for the building in a revised position.

The application proposes the siting of a general purpose agricultural building in the south-west corner of the arable field to the immediate east of the Longstones Farm Holiday Cottages. To the south of the site is an area of mature woodland but views to the north and east are over open countryside. The building measures approximately 23.2m by 17.3, 6 metres to eaves and an overall ridge height of 8.8m. The application includes an improved and extended access track and area of rubble hardstanding to the front of the building.

In response to Officer requests, the applicant's agent has provided additional justification explaining that over a number of decades the applicant's family has had to diversify the farm business to make it financially viable. The original venture was in relation to the production of ice cream at their farm in Sneaton (Beacon Farm) and then pick your own fruit which in turn led to the creation of a shop and campsite. The Longstones Farm site was subject to the conversion of traditional buildings to holiday letting accommodation. In respect of agricultural need, the applicant's agent explains that the majority of the agricultural land is at Sneatonthorpe but the removal of the modern buildings which was undertaken as part of the diversification project has led to a shortage of suitable storage. Furthermore, it is stated that the business side of arable farming has changed significantly and the requirement for high quality grain storage to ensure the harvest is kept in good condition is becoming increasingly important and as such, farmers need to adapt. Generous storage provision allows the business to become more competitive by enabling the farm to hold the grain until market prices are favourable.

It is reported that the building will be used for grain, fertilizer and at times for the storage of farm machinery. The applicant has recently purchased additional land (18 acres) at Hawsker. Due to the diversification ventures and their expansion at the Beacon Farm site in Sneaton, there is insufficient land available to site a new building there. Consequently, and following discussions with senior Officers at the National Park, the present location has been chosen. The site makes use of existing woodland setting and would be seen in the context of other built development. The applicant is willing to consider additional landscaping proposals if necessary.

More recently, the applicant's agent has confirmed that the proposed materials are metal roller shutter door (which can be painted in required), concrete side panels, dark green box profile sheets for all elevations and a natural grey fibre cement roof (all to match similar buildings at the neighbouring Mortar Pit Farm).

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Policy Context

The relevant policy contained within the NYM Core Strategy and Development Policy Document to consider with this application is Development Policy 12 (Agriculture).

DP12 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.

Main Issues

The main issues to consider are whether there is adequate justification for the proposed building in this open countryside location (away from the main farmstead) together with whether it is of a suitable scale and design including a landscaping scheme.

The Authority is satisfied that the proposed agricultural building is suitably designed for the purposes of agriculture in terms of its scale, design and materials. Although the building is undoubtedly large, in recent years, the Authority has dealt with applications for similar (and larger) buildings which are becoming essential as farmers seek to meet changing demands of legislation in relation to quality assurance of crops (and also animal welfare for livestock farms).

Although it could be argued that the proposed position extends the built form into the open countryside, it is considered that the proposal would be seen in the context of other built development (albeit of a smaller domestic or traditional agricultural scale). On balance, it is therefore regarded as reflecting the general character of operational farms across the National Park which typically comprise a mixture of traditional and modern buildings.

In terms of the wider landscape impact, it is accepted that views of the building would be obtained from the surrounding road and public rights of way network, however; in view of the backdrop of mature trees/woodland, the cluster of residential/converted buildings and the distances involved, it is not anticipated that the proposed building would represent unacceptable landscape harm. Officers have requested confirmation of the proposed materials and colour palette advising that a dark range of colours would be most effective. The applicant's agent has since confirmed that the concrete panels and fibre cement roof sheets will be standard natural grey and the elevations are proposed to be finished in dark green. The roller shutter door can be painted if necessary. The Authority usually favours dark grey as it is a recessive colour whereas green does not always blend. However, on the basis the modern agricultural buildings at Mortar Pit Farm are constructed using the same materials, the proposed details are considered acceptable in this context. It is recommended however; that the roller shutter door is painted to match the elevations at this feature in the most prominent elevation in long distance views.

The concerns of the neighbours are noted and it was anticipated that some of the additional information submitted by the applicant's agent would help address some of their concerns. The information has been made available for further comment but no representations have been forthcoming.

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In view of the above, Officers are satisfied that there is an adequate functional need for the building and that the building has been designed for the purposes of agriculture. Whilst it would not be physically related to the existing active farmyard, it is considered that the siting of a modern agricultural building close to the position of the former agricultural building is acceptable. Moreover, it is considered that the position of the proposed building is less harmful to the residential amenity and outlook of permanent residential neighbours in comparison to the previous building and makes use of existing built form and landscaping in order to minimise its wider landscape impact. To further reduce the landscape impact, officers have requested a landscaping scheme as required by DP12. The applicant has agreed and following discussions with the agent, it is recommended that the details of such a scheme are agreed following the construction of the framework in order to respond to the most vulnerable views.

No objections have been raised by statutory consultees and the planning objections and concerns raised by the neighbours are considered to have been sufficiently addressed. Three letters expressing support have been received but not within the consultation period.

The application is considered to sufficiently comply with the requirements of DP12 of the NYM CSDPD and approval is recommended.

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.