

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2018/0659/FL

Proposal: Erection of agricultural livestock building

Location: Cumboots Dairy Farm, Limestone Road, Burniston

Decision Date: 05 December 2018

Consultations

Parish – No objections

Environmental Health Officer – No objections

Natural England – No objections

Forestry Commission -

Site Notice/Advertisement Expiry Date – 27 November 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Plan		19 Dec 2018
Planning Application Plans (East & West Elevations)		5 Oct 2018
Planning Application Plans (North & South Elevations, Floor Plans)		5 Oct 2018

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

3. 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. Notwithstanding the drawings hereby approved, the external timber cladding of the building hereby approved shall not be treated with a coloured preservative and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Application Number: NYM/2018/0659/FL

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. 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.
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.



Application Number: NYM/2018/0659/FL

Background

Cumboots Farm lies between Suffield and Hackness to the southwest and Burniston and Cloughton to the northeast. It comprises the main farmhouse (a former barn conversion) and range of modern agricultural sheds. The farm extends to 109 hectares with 89 hectares grazing land and 20 hectares arable land with 20 hectares grazing land on short-term tenancy and comprises a dairy herd of 220 cattle (130 cows, 3 breeding bulls, 35 heifers and 60 followers) along with a flock of 50 breeding ewes.

Planning permission is sought for a new livestock building on the holding measuring 36.6 metres by 15.3 metres with an eaves and ridge height of 4.9 metres and 6.8 metres respectively.

Main Issues

The most relevant policy of the Core Strategy and Development Policies Document (CSDPD) is considered to be 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, and 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.

The proposed building is designed for the purposes of agriculture being constructed on concrete infill panels and Yorkshire boarding under a fibre cement sheeted roof and will be well related to the existing buildings on the farm being sited immediately to the east of the cattle yard and to the southeast of the existing buildings. Given that the farmyard is highly visible from Cumboots Brow and Swang Road to the west, the building will be visible in views from these roads however it will be seen in the context of the existing buildings and will not harm the wider landscape of this area of the National Park. As such the application is considered to comply with Development Policy 12 and approval is recommended.

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 planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.