

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2016/0070/FL

Proposal: Erection of agricultural feed shelter for livestock

Location: Romany Cottage, Eskdaleside, Sleights

Decision Date: 5 April 2016

## Consultations

Parish – No objection.

Environmental Health Officer – No objection.

Site Notice Expiry Date – 16 March 2016.

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Red/Blue line plan</td><td>1:1250</td><td>29 January 2016</td></tr><tr><td>Floor plan</td><td>Rev 1</td><td>29 January 2016</td></tr><tr><td>Elevations</td><td>Rev 1</td><td>29 January 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Red/Blue line plan	1:1250	29 January 2016	Floor plan	Rev 1	29 January 2016	Elevations	Rev 1	29 January 2016
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Red/Blue line plan	1:1250	29 January 2016												
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3.	MATS 19	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.	MISC 03	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.												

## Informative(s)

1.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at <a href="http://www.groundstability.com">www.groundstability.com</a>
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**Reason for Condition(s)**

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.	RSN MATS 02	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.	RSN MISC 03	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

This is an application for erection of agricultural feed shelter for livestock at Romany Cottage, Eskdaleside, Sleights.

Romany Cottage comprises only a small holding of 5.4 hectares with one existing building for storage of fodder and machinery, sheep and donkeys.

The land supports five highland cattle, nine rare breed sheep and three donkeys so it is very much a small holding.

The highland cattle live outside in late Autumn and through the winter and are given haylage which is given to them in a cattle feeder.

The site occupies a valley sided position on Eskdaleside and overlooks the valley down to Grosmont and Sleights villages.

The current application seeks full planning permission, as it is within 400 metres of another residential property, and whilst not to house livestock it is a building proposed to serve as a shelter for feeding purposes with animals congregating for lengthy periods of time. The purpose is to reduce rainwater entering the haylage and resultant run-off of water onto the land thereby reducing poaching of land and having to move the feeder.

The shelter measures 10.9 metres by 5.4 metres, 3 metres to eaves and 3.6 metres to ridge. It is an open sided structure with a sloping mono pitch roof. The shelter will be positioned directly opposite the existing barn which houses the sheep and donkeys and to the north west of the main house.

No new or upgraded accesses are required.

## Main Issues

Development Policy 12 of the Core Strategy and Development Plan Developments states that proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where there is a functional need for the building and its scale is commensurate with that need. Furthermore the site will be 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.

In landscape and siting terms the building will not appear highly prominent on Eskdaleside. There are other similar sized structures in more isolated positions dotted about in the landscape with light grey roofs that stand out more.

Overall the building will be seen in the context with the other associated farm building which measures 18 metres by 12.25 metres and the proposal will in effect stand in its shadow as an open sided structure. As a shelter for Highland cattle it does not present any issues to neighbouring residential properties.

The size of the building is considered to be commensurate with the size of the small holding, and is appropriately designed for the purposes of agriculture. The applicant has completed the supporting information proforma which sets out the justification for the proposal.



The Authority is satisfied that the applicant has demonstrated that there is a reasonable need for such a building and along with its siting and design is considered acceptable. Approval is recommended.

**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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area.

A handwritten signature in black ink, appearing to be the initials 'A.H.' followed by a small flourish.