

North York Moors National Park Authority

Scarborough Borough Council
Parish: Newholm-Cum-Dunsley

Application No: NYM/2016/0801/FL

Proposal: Erection of agricultural livestock building

Location: Home Farm, Dunsley

Decision Date: 6 February 2017

Consultations

Parish – No objection.
Useful to agricultural business.

Environmental Health Officer – No objection.

Site Notice Expiry Date – 11 January 2017.

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 02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
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.

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 01	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.

A. Samuels
3 February 2017

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Background

Home Farm Dunsley occupies an elevated position in the south west corner of the small village of Dunsley near Whitby. The agricultural operation at Home Farm has incrementally grown over the years and is spread over a fairly large part of the village with the main farmhouse and new constructed agricultural workers dwelling to the south of the site.

Planning permission was granted in 2008 for a straw shed on the northern boundary of the farm as the applicant was able to demonstrate a need for an additional building to support the existing agricultural enterprise. Further buildings have been permitted in 2009 (cattle shed), 2013 (machinery store), and in 2014 (extension to straw shed (2 no.)).

This application seeks planning permission for the erection of a further cattle shed on an area of land on the west side of the holding, currently in wheat crop and adjacent to other large modern farm buildings used for the cattle business forming part of Home Farm.

Access to the shed will be via the existing farm yard entrance. The shed is to be constructed with a steel frame, concrete panels or feed barrier with Yorkshire boarding to three sides and one side to remain open. The roof is to be covered over with grey fibre cement sheets. The building is long and narrow in order mimic the building it would sit alongside and will measure 36.6 metres in length by 12.2 metres wide and 4.6 metres to the eaves and an overall height of 6 metres.

Supporting agricultural information has been submitted with the application to help assess the need and appropriateness of the request.

Stock numbers have been maintained since 2009 and there is no evidence to suggest this will be greatly increased should a further building be permitted. The unit has been maintained to finish 250 cattle to provide sufficient space to house the stock over winter.

Main Issues

The main issues in this instance is whether a further building can be accommodated on the site given there are a number of other buildings on the holding and whether the siting and design are appropriate in the locality.

Development Policy 12 of the Local Development Framework 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 would not appear highly prominent in the landscape on the approach to the village or in a wider context. The building will be seen within the remit of other associated farm buildings and structures and would not present any issues to neighbouring residential properties.

The scale of the building is relatively modest, being slim and narrow and is considered to be commensurate with the size of the farm holding, and is appropriately designed for the purposes of agriculture.

A Sam
3 February 2017

In this instance it is considered that there is no need for additional landscaping given the backdrop of existing sheds at Home Farm and the site topography.

The Authority is satisfied that the applicants request for a further cattle building can be achieved without harming the special qualities of the National Park landscape and along with its siting and design is considered acceptable. The scheme is in compliance with the provisions and criteria set out in Development Policy 12 of the NYM Core Strategy and Development Management Policy Documents. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

J. Sams
3 February 2017

