

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Egton

Application No: NYM/2016/0873/FL

**Proposal:** Erection of general purpose agricultural building

**Location:** Bank House Farm, Aislaby

**Decision Date:** 13 February 2017

## Consultations


Parish – No objection.

Site Notice Expiry Date – 2 February 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 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>Ordnance survey</td><td>16 February 2017</td></tr><tr><td>Plan view</td><td>1</td><td>16 February 2017</td></tr><tr><td>North/south elevation</td><td>2</td><td>16 February 2017</td></tr><tr><td>East/west elevation</td><td>3</td><td>16 February 2017</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	Ordnance survey	16 February 2017	Plan view	1	16 February 2017	North/south elevation	2	16 February 2017	East/west elevation	3	16 February 2017
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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.	LNDS 01	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 tree/hedge planting on the site boundary immediately north of the building hereby permitted 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.															

  
15<sup>th</sup> March 2017

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**Conditions (Continued)**

5.	LNDS 02A	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.
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**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 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.
4 & 5.	RSN LNDS 01	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**

This application is for erection of general purpose agricultural building at Bank House Farm, Aislaby.

Bank House Farm lies to the west of Aislaby village, alongside Aislabside occupying an isolated location below the road. Access is via a single track serving the farm buildings and Bank House which is in a separate ownership. The traditional buildings are currently redundant however the applicant owns the holding which is 112.13 hectares (67.28 grazing land and 44.86 of arable land) together with one modern farm building. The site is the base for an established beef and arable unit and at present is run alongside the applicant's main farm at Dunsley. The farm building presently on site runs parallel with the road and site boundaries. Although there is no residential use or full time presence on the site the applicant visits on a daily basis

This latest proposal seeks planning permission to add a further shed to the site taking the total number of modern buildings to two. The proposed shed would be constructed close to the existing building albeit with a different orientation in effect to 'cap-off' the development of the site. The proposed shed is substantially larger than the existing to house 50 extra young store cattle in winter as they are brought from Autumn store sales prior to being summer grazed. The shed has been redesigned to appear as a two part structure rather than a single mass building and requires a concrete sleeper track to skirt around the north and east elevations to gain necessary access. On the west side the shed would butt up to an existing yard hard standing.

The proposed shed has a floor area of 553.2 square metres and measures 30.4 metres in length by 18.2 metres wide and due to falling land levels the northern most building is 6.46 metres to the ridge and the southern building 7.22 metres to the ridge. Materials will generally match those of the other building i.e. concrete panels and Yorkshire boarding with the grey fibre cement sheeted roof.

Cattle will be transported to the site by cattle trailer when the cattle are first purchased and will then remain at the site. The shed will also be used for storage of hay, straw and agricultural implements.

There is no indication on the planning form that the proposed building is required to be lit.

**Main Issues**

Development Policy 12 of the NYM Core Strategy and Development Management Policy Documents 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.

The site operates relatively quietly and unassumingly tucked into the valley side within the open countryside. The site has been operated by the applicant since he purchased the land some 20 years ago when the farmhouse and land were sold off separately. Bank House Farm is set well away from the public highway with good quality arable land extending south of the buildings in question.



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**Main Issues (Continued)**

The revised position of the proposed building is considered to be more appropriately associated with Bank House Farm. The proposed building in longer landscape views will be read in conjunction with the existing traditional redundant and modern building rather than appearing as a remote structure in the position where it was originally planned.

The site is gradually sloping but relates well to the existing site and given the appropriate choice of materials and roof colour would not be unduly prominent. The design and proposed materials of the building (concrete panels with Yorkshire boarding above under a grey sheet roof) are typical of agricultural buildings in the site vicinity and it is clear that the building has been designed for agricultural purposes. It is recommended that the roof is coloured dark grey in order to reduce its impact in the wider landscape.

The Parish Council raised no objection to the original scheme which was positioned further from the site now proposed.

The proposed shed is considered necessary in order to build up the livestock facility and in time the main holding one day may eventually be transferred to Bank House Farm with a full time on site presence. For the time being, the business has been in operation for some time and this demonstrates that the holding can operate without a dwelling on site. The Authority's records do not appear to show there has been cause for concern or complaint over the years of operational farming use. In terms of the determination process Officers have considered the scheme and believe the proposed building would be in a suitable position adjacent to the other building, is of an appropriate design and materials for its function as an agricultural building. The proposal, if permitted will result in little harm over and above the current farming operations which already take place at the site. In view of the above, 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 recommended changes to the proposal so as to deliver sustainable development.

