

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Harwood Dale

Application No. NYM/2017/0036/FL

**Proposal:** erection of agricultural livestock/storage building

**Location:** Morra Head Farm, Harwood Dale

**Decision Date:** 03 May 2017

### Consultations

**District** -

**Parish** - No objection.

**Environmental Health Officer** - No objection.

**Environment Agency** - Based on the information submitted, this development does not appear to exceed the threshold for intensive agriculture. We therefore have no objection to the development, but would like to draw the applicant's attention to the Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations 2010. Recommend informatives.

**SUDS** - As we do not consider the proposals major development, we have no comments to make with respect to surface water management.

**Natural England** - No objection.

**CNP** -

**Council for the Protection of Rural England** -

**Advertisement Expiry Date** - 09 March 2017.

### Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**  
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.

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Conditions (Continued)...

**3. Roof Colouring (insert)**

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.

**Informatives**

1. An environmental permit is required for the development of or expanding of, an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry. Check if you need a permit <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>
2. The applicant is advised that any new or substantially altered agricultural facility must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil (SSAFO)) Regulations 2010. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.

Further guidance is available is available at

<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>

All farms should be constructed and operated in accordance with the advice contained in DEFRA's 'Protecting our Water, Soil and Air - a code of good agricultural practice for farmers, growers and land managers'.

<https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>

Continued...(Reasons for Conditions)

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**Reasons for Conditions**

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 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.

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**Background**

Morra Head Farm is a relatively isolated farm holding located on high ground to the west of Harwood Dale. The land extends to some 239 hectares. The applicant has completed the supporting agricultural information proforma and stated that the livestock numbers for the holding are:

- 3 Stock Bulls
- 100 Cows (plus 100 calves under 6 months)
- 50 (Finishing) Bulls
- 25 Breeding Heifers
- 30 Finishing Heifers & Steers
- 200 Breeding ewes
- 400 Hogs

These figures show small reductions in livestock numbers since Spring last year when an application for the construction of a replacement livestock building with general purpose storage space was considered. Furthermore, although the land holding remains the same at 239 hectares, the current application reports only 75 hectares of grazing land rather than 200 hectares as previously disclosed.

The farm is accessed via the road to Low North Bridge before the route reduces to a single width access track. The holding comprises a detached and fairly new stone under pantile farmhouse to the immediate east of the farm track and a large farm yard opposite. There are a number of typical agricultural buildings, mainly of steel portal frame design with corrugated sheet cladding, some used for housing livestock and some for the storage of straw etc.. A public bridleway runs through the site and extends to the north.

A notification for an open sided building/roofed area to cover an existing livestock handling area in order to prevent dirty water run-off and prevent any possible pollution from the existing sheep dip was considered in 2015. That proposal was a result of the Derwent Catchment Sensitive Area programme designated by DEFRA and Natural England.

Full planning permission for a replacement building running parallel with the unclassified track which runs through the farm yard west to east was granted in July 2016.

This application proposes the construction of a new agricultural building on the site of an existing silage clamp which is in a poor state of repair. The site is immediately adjacent to an existing building of similar proportions and is well within the recognised farmyard. The proposed building measures approximately 54.5 metres by 30 metres, 4.8 metres to eaves with an overall ridge height of 8.8 metres. It is proposed to construct the building from concrete panels with Yorkshire boarding above and dark grey fibre cement roof sheeting, incorporating rooflights. On plan, the building will comprise of four sections with a central feed passage. The building will provide housing for the breeding herd and their offspring and will provide a high welfare standard to contribute to the Farm Assurance Scheme.

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**Policy Context**

The relevant policies of the NYM Core Strategy and Development Policy Document to this application are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 12 (Agriculture), together with the advice contained within Part 5 of the Authority's adopted Design Guide.

Core Policy A of the Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

Development Policy 12 of the Local Development Framework 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.

The Design Guide relating to new agricultural buildings advises that the position of new farm buildings is usually dependent on its function and the space available but as a general rule, buildings should be sited within or adjacent to existing groups of agricultural buildings. Poorly sited buildings can have a significant impact on the landscape regardless of its design. It is recommended to avoid locating very large buildings close to smaller ones and where possible roof pitches should be matched to those on the existing buildings and using a multi-span building rather than a single span building can reduce the overall height and therefore landscape impact. The range of materials should be limited since too many can result in a cluttered appearance and materials should be selected to match other at the site and be suitable for the climate. Dark colours are generally more appropriate and consideration should be given to the general colour of the backdrop against which they will be seen.

**Main Issues**

The main issues to consider with this application are considered to be whether the siting and design of the proposed building are appropriate for this location and the purposes for which the building is required.

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In terms of landscape impact, Officers are satisfied that in spite of the fact the farm occupies a relatively isolated, yet visible location on high ground, the existing farm yard would provide an acceptable setting for the proposed building. The proposed building would be closely associated with other buildings at the holding and within the operational farm yard and as such it is not considered that the proposal would unduly harm the character of the area.

The proposed building is clearly designed for agricultural purposes and its position on a former silage clamp ensures it relates physically and functionally to the farm. It is accepted that the building would provide a good standard of livestock housing and the provision of a central feed passage will ensure safe management of the livestock by farm workers. The agricultural holding supports a relatively high livestock numbers and Officers are therefore satisfied that there is a functional requirement for the building. The holding comprises a number of agricultural buildings of varying sizes, ages and uses. The buildings generally follow the same design and are of similar construction materials (i.e. steel portal frame with blockwork and Yorkshire boarding). The design of the proposed building is typical for a livestock building and is consistent with modern agricultural buildings on the holding.

The size of the building is such that the application is considered to be major and consequently, a wider consultation process is required. The Environment Agency has considered the proposals and whilst they have no objection to the proposed development, the applicant's attention is drawn to the Silage, Slurry and Agricultural Fuel Oil Regulations 2010. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter. The matters referred to by the Environment Agency have been included as informatives.

Natural England has assessed the submitted documents using the Impact Risk Zones data and have advised that, if the development is undertaken in accordance with eth details submitted, it is not likely to have a significant effect on the interest features for which the nearby Special Area of Conservation and Special Protection Area has been classified. Natural England is also satisfied that the proposal will not damage or destroy the interest features for which the neighbouring SSSI's have been designated.

The North Yorkshire County Council Sustainable Drainage Systems and Development Control Office has advised that the proposals do not represent major development and therefore have no comments to make with respect to surface water management.

The Environmental Health Officer has considered the impact of odour and ground pollution and the effect on amenity to neighbouring properties and confirms, due to its location, has no objections.

The Parish Council has also returned a response of no objections to the proposal and no other comments have been received.

In view of the above, approval is recommended.

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**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.

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