

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Staintondale

Application No. NYM/2017/0100/FL

Proposal: construction of storage building

Location: Hillside Farm, Downdale Road, Staintondale

Decision Date: 05 July 2017

### Consultations

Parish -

Highways - No objection.

Site Notice Expiry Date - 15 June 2017.

### Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	15 February 2017
Indicative Block Plan	N/A	07 February 2017
East Elevation	N/A	19 June 2017
West Elevation	N/A	19 June 2017
North Elevation	N/A	21 June 2017
South Elevation	N/A	21 June 2017

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

3. The building hereby approved shall be used for agricultural purposes associated with the unit only and for no other purpose. The building shall not be used for domestic or equestrian purposes without a further grant of planning permission for change of use first being obtained from the Local Planning Authority.

4. **External Lighting - Submit Details**

No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Signature:



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5. **Natural Stone Traditionally Coursed/Jointed**  
The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
6. **Roof Colouring (dark grey)**  
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.
7. **Black Coloured Rainwater Goods**  
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**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. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional agricultural requirement for the building in the long term.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. 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
6. are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. 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.

Signature:



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**Background**

Hillside Farm occupies a secluded position to the south of the main cluster of properties forming the linear settlement of Staintondale. Previously a relatively large working farm, the site's main income would appear to derive from holiday lets (formed from the conversion of the traditional buildings) supplemented with small-scale agricultural operations. All the large, 'modern' buildings were cleared from the site prior to the current owners purchase of the site.

This application proposes the construction of a new storage building at the site, in a position where it is understood that agricultural buildings once stood. The area is flat with a stone retaining wall to the north-western boundary and the site is approximately 40 metres from the main farmhouse but set within much closer proximity to the former agricultural buildings. The applicant described the proposal as an agricultural storage barn and specified its use for housing a horse trailer, other equipment and hay. On the basis that horses are not considered to be agricultural animals, the Authority raised concerns in respect of the development description and proposed use. The applicant has since explained that even in the small number of livestock held (two highland cows and 13 store lambs) there are a proportion which are sold for meat and at other times are used for conservation grazing of the meadow. Consequently, on the basis of the applicant's written confirmation and understanding the building can only be used for agricultural purposes, the application was registered under the agricultural fee.

The proposed building measures approximately 13.7 metres by 7.6 metres, 4.5 metres to eaves and 5.4 metres to ridge. It is proposed to be constructed from steel portal frame with 2m high stone walls, with Yorkshire boarding above under a grey fibre cement sheet roof. The building is characterised by a pair of double doors providing vehicular access to the front elevation with personnel door positioned at each end with another set of vehicular doors in the west facing gable. The remaining two elevations will be blank.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policies Document to consider with this application is Development Policy 12 (Agriculture).

DP12 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 application has been submitted following pre-application discussions last year. The proposed position of the building is considered acceptable and unlikely to result in any landscape impact. The site is visible from the slightly higher level Prior Wath Road.

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The proposed building would be seen within the context of the existing buildings at the site and the proposed materials are considered to complement the site and its surroundings. IN terms of design, the specification is higher than that of a typical new agricultural building but there again, the size and scale of the proposal is much smaller than the majority of the agricultural buildings dealt with by the Authority. There is no objection to the size, design or position of the building and following the applicant's description of his agricultural operations, it is accepted that there is a functional need.

However, on the basis the application has been dealt with through the agricultural process as a fee category 3 (the erection, on land for the purposes of agriculture, of buildings to be used for agricultural purposes), it must be noted that the use of the building for any form of domestic or equestrian storage (including vehicles or trailers) will require a further grant of planning permission. Consequently and in view of the validation history, it is recommended that a condition be included to restrict the building for agricultural use only.

The Highway Authority has no objection to the proposal and no other comments have been received. There being no other comments and in view of the above, 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.

Signature: 	Date: 5 July 2017.
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