

North York Moors National Park Authority

Scarborough Borough Council
Parish: Goathland

Application No: NYM/2017/0220/AGRP

Proposal: Erection of replacement agricultural storage/livestock building

Location: Greenlands Farm, Goathland

Decision Date: 24 May 2017

Consultations

Site Notice Expiry Date – 19 April 2017.

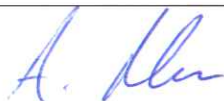
Director of Planning's Recommendation

No objection

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 www.groundstability.com
2.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

Signature:



Date:

23/5/17

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Background

This is an agricultural notification for erection of replacement agricultural storage/livestock building at Greenlands Farm, Goathland.

Greenlands Farm is an isolated moorland farm steading accessed off the road leading from the A169 to Beckhole. The property is located to the north of that road and accessed via a well maintain private track (approximately 1 kilometre in-land from the highway).

The farmhouse and byres are in excess of 150 years old and are built in traditional solid sandstone walling and pitched pantile roofs. The byres are currently used for ancillary storage. The more modern buildings are located on the north side of the holding and house approximately 26 head of cattle. Stock numbers are currently low level. The size of the holding is 32.8 hectares.

In March 2009 planning permission was granted to convert two redundant agricultural buildings to holiday letting units. The buildings in question are situated to the north east and south (attached) of the main farmhouse. Three units of accommodation were permitted. This was a farm diversification scheme to supplement the farm business and it was not intended that this would lead to further requests for agricultural buildings in the future.

This latest request is to replace the largest modern tin sheeted farm building which has become past its useful life rather than adding to the unit. The building would be replaced on the same footprint measuring 36 metres long by and 12.5 metres breadth and 6.18 metres to the ridge. The shed is long and narrow and will be constructed from Yorkshire boarding and a grey fibre cement sheeted roof. The building is required for producing and rearing suckler calves and is more than 400 metres away from the nearest house.

No other agricultural changes are proposed at this time.

Main Issues

The site operates relatively quietly and unassumingly tucked away in what can be described as a moorland setting on the valley side within the open countryside. In longer landscape views the site is read in conjunction with the farm close to the moorland. Due to the topography of the land it is only possible to locate the buildings in the landscape from the north east of the site on the other side of the valley on the road to Grosmont. This is set against a landscape backdrop. The whole steading and buildings are dug into the hill side within the site and given the appropriate choice of materials and roof colour would not be unduly prominent.

A public footpath runs to the east side of the buildings and would be unaffected by the proposal. A further route shown on the Authority's geographical system has been confirmed by the Authority's Ranger service as not being a public route.

The design and materials (Yorkshire boarding under a grey sheet roof) are typical of agricultural buildings in the National Park as such it is clear that the building has been designed for agricultural purposes.

Signature:



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Main Issues (Continued)

The proposed building is considered to be in a suitable position adjacent to the other buildings and is of an appropriate design and material for its function within this non intensive farming enterprise. The site is fortunate enough to have its own well maintained access and if permitted will result in minimal harm to nearby Section 3 Moorland, SPA, SAC and SSSI as confirmed by Natural England. 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 confirm that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

