

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2017/0553/AGRP

Proposal: Erection of replacement storage/livestock building

Location: Low Farm, Fylingthorpe

Decision Date: 02 October 2017

Consultations

Site Notice Expiry Date – 14 September 2017

Director of Planning's Recommendation

Approval

Signature:



Date:

28/10/17.

Application Number: NYM/2017/0553/AGRP

Background

Low Farm occupies an isolated position to the south of Fylingthorpe. It comprises the farmhouse, a grade II listed building and an extensive range of traditional outbuildings arranged around a courtyard, all built of coursed sandstone under purple slate roofs. To the rear of this courtyard, to the northeast lie a number of modern agricultural sheds.

The farm extends to 157 acres laid predominantly to grassland and used for stock rearing, with some arable cropping being utilised for feed and bedding.

This Notification seeks consent for the erection of a replacement agricultural shed at the far north-eastern end of the farm yard. It would measure 25.3 metres by 18.3 metres with an eaves height of 4.9 metres. It would be constructed with concrete panels and Yorkshire boarding with fibre cement sheeting. The building will replace a number of existing sheds in a poor state of repair and would occupy a lesser footprint.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development policies 7 and 12. DP7 only supports development proposals where they do not have an unacceptable impact on the integrity or setting of a Scheduled Monument or other site of national archaeological importance. DP12 looks favourably on proposals for new agricultural 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; and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The proposed building has been designed for the purposes of agriculture and the applicant has demonstrated a functional need for the proposed building, which will replace a number of dilapidated structures which are deemed no longer fit for purpose. It will be physically and functionally related to the existing modern agricultural buildings at the farm and very much viewed in the context of these structures from the passing public footpath and in the wider landscape. Whilst it will be higher than the structures it replaces, it will be of a similar height to the remaining structures and would not impact on the setting of the listed farmhouse or courtyard of traditional farm buildings.

As such there is no objection to the proposed building on the grounds of siting, design or external appearance of the building and approval is recommended.

Signature:



Date:

28/09/17.