

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2017/0574/FL

Proposal: erection of agricultural livestock building

Location: Kirkless Farm
Harwood Dale Road
Cloughton

Decision Date: 09 October 2017

Consultations

Parish – No objection

Highways – No objection

Environmental Health Officer – No comments

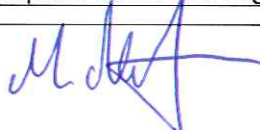
Site Notice Expiry Date – 19 September 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.
3.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
4.	MATS00	The external elevations of the livestock building hereby approved shall, within three months of first being brought into use, be clad in dark brown/dark green profile sheeting and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5.	MISC03	If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

Signature:



Date:

9/10/17

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	MATS01	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.	MATS02	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.
5.	MISC03	In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

Background

Kirkless Farm comprises a range of three traditional stone and pantile farm buildings, set in a courtyard layout, located in an isolated area within the Parish of Harwood Dale. The site is accessed by a single track lane (with passing places) which is also a public bridleway. There are three residential properties adjoining the farm buildings all of which are rented but in the same ownership as the application site.

The farm holding comprises 111 hectares of which 91 hectares are used for grazing. The land is used for rearing over 200 organic dairy heifers and winter forage but from November 2017, the company (Whisperdales Farm Ltd) is going to be using the land for a suckler herd and followers with approximately 120 head in total. The business also operates an equestrian based enterprise.

This application seeks full planning permission to construct an agricultural livestock building for the housing of cattle, measuring 23m long x 13.7m wide with a height to eaves of 4.6m and ridge of 6.4m. The building would be sited to the rear of the existing traditional two storey range of stone and pantile outbuildings and adjacent existing modern agricultural buildings.

The building would be constructed with concrete blocks at lower level with profile sheeting above and a grey cement sheet roof.

Signature:



Date:



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Main Issues

The relevant policy to this application is Development Policy 12 (Agriculture) of the NYM Local Development Plan, together with the advice contained within Part 5 of the Authority's adopted Design Guide.

Development Policy 12 of the Local Development Plan 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.

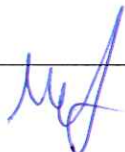
The Design Guide relating to new agricultural buildings advises that the position of new farm buildings is usually dependent on its function and the space available but as a general rule, buildings should be sited within or adjacent to existing groups of agricultural buildings. Poorly sited buildings 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.

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

In terms of landscape impact, it is considered that whilst the farm occupies a relatively isolated, and well screened location, the existing farm yard and buildings would provide an acceptable setting for the proposed building, as it 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 it is considered that a functional need has been adequately demonstrated. By reason of its position within the main yard and its design and materials, the proposal is considered to have a minimal landscape impact.

Signature:



Date:

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In view of the above considerations, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature: 	Date: 21
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