

## NORTH YORK MOORS NATIONAL PARK AUTHORITY

<b>SCARBOROUGH BOROUGH</b> <b>Parish: Cloughton</b>	<b>App Num. NYM/2010/0104/FL</b>
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**Proposal:** Conversion of former stone farm buildings to create a farmhouse together with construction of a range of farm buildings to the west and new access arrangements together with erection of a 15 metre wind turbine and landscaping

**Location:** Cloughton Fields, Station Lane, Cloughton

**Applicant:** Duchy of Lancaster, Duchy of Lancaster Office, 1 Lancaster Place, Strand, London, WC2E 7ED

**Agent:** Smiths Gore, 48 Bootham, York, North Yorkshire, YO30 7WZ

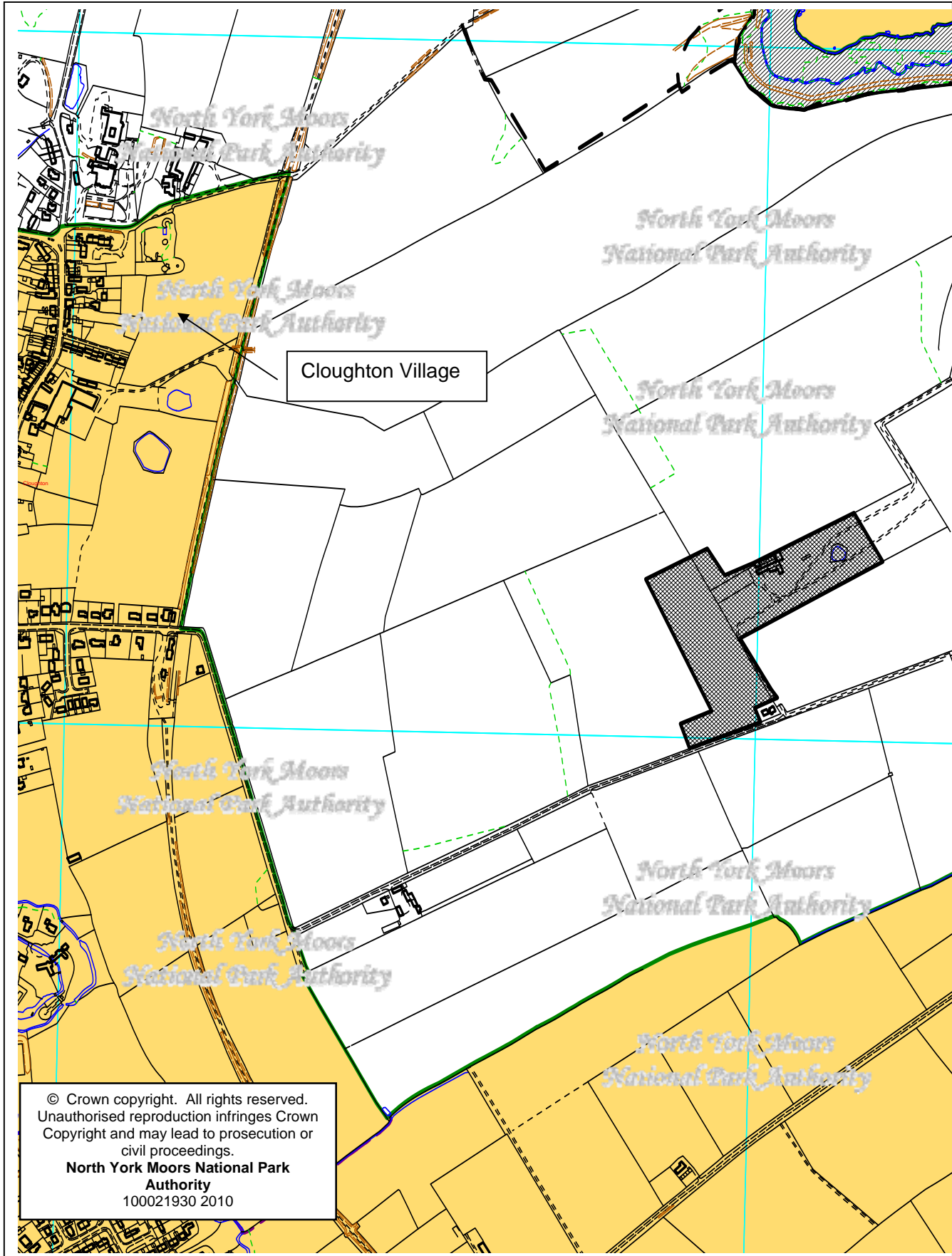
**Date for Decision:** 10 May 2010

**Grid Ref:** NZ 502022 494040

### CHIEF PLANNING OFFICER'S RECOMMENDATION

APPROVAL subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. RU06 Agriculture/forestry occupancy condition
4. PD01 Withdrawal of all PD Parts 1 & 2
5. GA07 External lighting - submit details
6. DE05 Conversions - extent of rebuilding/repair work
7. MT04 Stonework and roofing tiles to match
8. MT07 Brick to be approved
9. MT00 The external surface of the roof of the agricultural buildings hereby permitted shall be coloured and thereafter maintained dark grey or as may otherwise be agreed in writing by the Local Planning Authority.
10. MT22 Pointing - new development - standard mix
11. MT40 Detailed plans of window frames required
12. MT45 Window frames in reveals to match existing
13. MT60 Windows and doors - timber
14. MT61 Windows and doors - submit details of colour/finish
15. MT70 Guttering fixed by gutter spikes
16. MT72 Black coloured rainwater goods
17. DR01 Surface water and foul drainage details
18. LS02 Landscaping scheme to be implemented
19. AR01 Archaeological interest requiring prior notice
20. MIS0 For the first five years after the wind turbine is brought into use the development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 9.1 and 9.2 of the submitted ecology survey dated 5 January 2010 prepared by John Drewett.
21. MIS0 Following a period of five years after the date of this permission, the turbine hereby approved shall only be in operation between the hours of 6am and 8pm on any day during the months of April through to October, and any time during the months of November through to the end of March unless a monitoring report by a bat surveyor has demonstrated adequately that no bats are flying in the vicinity of the turbine. A second survey should be undertaken 10 years after the date of this permission and if there is no evidence of bats flying in the vicinity of the turbine, the turbine can operate without any hour's restriction thereafter.



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**Application No:**  
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Scale: 1:7500



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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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. The site of the proposed dwelling is in an area where Core Policy J of the North York Moors Local Development Framework and Planning Policy Statement 7, Annex A which seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of NYM Core Policy A.
4. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
5. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
6. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
- 7 to 10. 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.
- 11 to 16. 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.
17. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
18. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
19. In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to accord with the provisions of NYM Development Policy 7.
- 20 & 21. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.

**CONSULTATIONS****BOROUGH -****PARISH -** No objections.**ADVERTISEMENT EXPIRY DATE -** 15 March 2010.

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**HIGHWAYS** - Although I have a meeting with the applicants representatives, I was not aware at that time of the extent of land to be farmed from this location. Station Lane is narrow, has two right angle bends and is in a reasonable state of repair for the traffic it currently has. I would like to have an estimate of the increased traffic to be using the Lane, its number and weight, in order to determine the effect of this proposal on the Public Highway.

How is the land accessed? Is there a network of farm tracks or will all the traffic have to travel up and down Station Lane? Can I have a plan of the Farm tracks?

The junction with the A171 is on a gradient which can cause traffic leaving it to be significantly slower than would normally be expected from a similar flat junction. The highway authority may require the signing warning of the junction to be improved.

**YORKSHIRE WATER - Water supply** - the area is not served by the mains network and it is noted that the applicant's intention is to sink a private bore hole to provide the required water needs.

**Waste Water** - the area is not served by the public sewerage system so the applicant should be referred to the Environment Agency and Environmental Health for comment on private treatment facilities.

**ENVIRONMENTAL HEALTH OFFICER** - No objections.

**YORKSHIRE WILDLIFE TRUST** - Firstly it is recommended that all the mitigation measures for bats and barn owls contained within the bat report are conditioned into any planning permission.

The proposed landscaping show considerable new woodland planting of native species, wildflower field margins, and also more ponds which are to be welcomed and will increase the amount of wildlife in the area and the connectivity of the farm to neighboring habitat.

Due to the above the area is much more likely, in the future, to support a bat roost and be used by bats for foraging. Consequently, a wind turbine close to the farm buildings and the newly landscaped area could affect bat populations in the future. A turbine in this position may not be possible to mitigate for and the Trust would recommend that the site for the turbine be changed, away from the buildings, hedge line and trees as this is the most likely location and movement area of bats or look at appropriate mitigation measures.

## **BACKGROUND**

This application relates to an existing and long established working livestock and arable farm, known as Town Farm, located centrally within the village of Cloughton, outside the National Park Boundary.

It is proposed to relocate this farm away from the centre of the village to a greenfield location at Cloughton Fields, which lies approximately 1 mile to the east of the village, at the end of Station Lane. The site is within the land already associated with the farm and within the National Park and the North Yorkshire and Cleveland Heritage Coast. Access to the site is from the A171 from Cloughton via Station Lane, which becomes an un-made (but adopted) road. This track also serves Westfield Farm and Cloughton Fields Cottage. It is proposed that this track will be partially retained and improved, with a new access road formed from the north west of Cloughton Field Cottage, rejoining the existing track closer to the proposed dwelling. The track will be widened to 5 metres to ensure safe access and egress. This would divert farm traffic away from the cottage.

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**BACKGROUND (continued)**

There is evidence that the site at Cloughton Fields has historically been a working farmstead with a farm house. The site still contains a range of traditional farm buildings which are thought to date from the mid 1800's and aerial photographs from the late 1960's/early 1970's show a substantial 3 storey stone and slate farmhouse on the site which has since been demolished. There is also evidence that there have been various buildings in this location with large mounds of loose stone particularly in the south east side of the site.

Full planning permission is now sought to convert the existing traditional farm buildings into a new 4 bed farmhouse and farm office together with the erection of a number of agricultural buildings designed to satisfy the need for modern farming, and the relocation of the existing vehicular access which passes immediately by the only other residential property in the area, to come off the track approximately 50 metres to the west of the house (Cloughton Fields Cottage) and skirt round to the rear to access the new farm steading.

With regards to the proposed conversion of the traditional barns to provide a farm house, a structural survey has been submitted with the application which demonstrates that the existing range of stone and pantile buildings is capable of conversion without significant rebuilding. The buildings have a significant number of existing openings which it is proposed to make full use of (with some changes to the sizes of openings) with the only extensions comprising an open sided pantile roofed covered link between the proposed farm office and tack room at the rear, and an increase in eaves and ridge height of the southern (front) wing to enable satisfactory head height. All new window and door frames and doors would be painted timber with any new stonework and tiles to match the existing building.

A range of modern and more traditional farm buildings are proposed approximately 60 metres to the west of the proposed farmhouse, with the space between providing vehicular access and turning to the farm house and proposed stable block. The access drive splits at the point of the new farm buildings to also provide vehicular access direct to the farm buildings.

The new agricultural buildings would comprise a cattle shed measuring 59.5 metres by 24.5 metres by 9 metres high, which could accommodate 250 cattle; a Dutch barn for bale storage measuring 36 metres by 17 metres by 11 metres high; a machinery store measuring 36 metres by 17 metres, a workshop measuring 17.5 metres by 17.7 metres by 11 metres high (joint ridge with Dutch barn) and a mill and mix building that would measure 17.5 metres by 17.7 metres by 10 metres high. The buildings would be of modern design constructed with a range of modern materials including concrete panels, Yorkshire boarding and olive and dark grey profile sheet roofing. Between the workshop and mill and mix building, a traditional "U" shaped stable block, providing 8 stables, tack room, WC and 3 domestic garage spaces is proposed. This would be of brick and pantile construction with a ridge height of 6m.

A substantial landscaping scheme amounting to a landscape feature in its own right is proposed which would provide a woodland shelter belt to the south; west and north of the new farm buildings, thinning out to more sparsely planted native trees and shrubs. This shelter belt would measure up to 110 metres deep in places, with a minimum of 50 metres. To the east of the proposed farmhouse an existing pond would be improved with a new pond overflow created. The boundaries of the farmstead would be a combination of hedging, dry stone walling, post and rail fencing

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**BACKGROUND (continued)**

In terms of the use of renewable energy, a 15 metres high wind turbine (with 3 blades and 4.4m rotar diameter) is proposed to provide approximately 6000 KWh per annum. This would be located in the north western corner of the proposed farmyard and screened from wider views by the new farm buildings and woodland planting. It is also proposed to install either a ground source heat pump or biomass boiler to serve the heating and hot water needs of the house. However, the agricultural buildings will not be heated and the electricity consumption resulting from the buildings, such as the mill and mix building and workshop will be minimal due to the type and frequency with which equipment is used. Water supply will be via a borehole.

In support of the application that applicant's agent states that:

The tenancy of Town and Beck Farm has been in the Green family since 1946, at that time, Cloughton Fields was separately let. In the early 1970s, Cloughton Fields and Town Farm were amalgamated and the farmhouse at Cloughton Fields was rented out privately. By the mid 1970s, the stone of the farmhouse was sold and the remaining buildings subsequently demolished. The agricultural buildings were unsuitable for modern agriculture and became redundant.

The principal reason for relocation of Town Farm is that the business has grown considerably over the last 10-15 years. The farm produces arable crops with 373 hectares under cultivation for wheat, barley and oilseed rape. Between 150 and 200 store cattle are fattened on the farm annually. However, the buildings at Town Farm, because of their location, age and structure have become increasingly less suitable for large scale farming.

In addition, the existing location of Town Farm within the village centre presents problems of disturbance with adjoining residential properties and regular access issues such as large, heavy agricultural machinery moving onto the Cloughton High Street (A171).

The current farm steading lacks grain storage facilities making it an unsuitable space for modern farming. A new 2000 tonne grain store was sited on the coastal road south of Burniston and completed in late 2009. This is now the central to the holding with good access onto the adjoining public highway and its location also means that fewer buildings will be necessary on the Cloughton Fields site.

The new site has been chosen for relocation of the farm as it is close to existing operations; there are existing traditional agricultural buildings at the site and an existing access.

It is considered that the Cloughton Fields site would satisfy modern agricultural needs without having an adverse impact on the existing village. New fixed equipment would ensure that the farm is geared to meet the rigorous demands of modern agriculture well into the future. This would include for the provision of a new complex of farm buildings to allow for the needs of modern agriculture.

The relocation of Town Farm is an integral part of the Duchy's overall plans for the village of Cloughton. These proposals are currently being discussed with Scarborough Borough Council and the local community.

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**MAIN ISSUES**

Core Policy A of the NYM Local Development Framework seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character and function of a settlement.

Core Policy B sets out the strategy to meet the needs of people in the National Park based upon improving the sustainability of local communities by improving and consolidating existing services and facilities and includes a settlement hierarchy of local service centre's, service villages, local service villages, other villages and the open countryside. This Core Policy sets out that in the open countryside housing development will only be permitted if it is related to an essential need to live in the countryside, with the conversion of traditional buildings to support economic uses, and development to meet the needs of farming being one of the few exceptions where new development might be acceptable.

Core Policy C seeks to ensure that the quality and diversity of the natural environment is conserved and enhanced, and to maintain, and where appropriate enhance conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.

Core Policy D seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200 square metres to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

Core Policy J seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This is to be achieved through locating all open market housing, including new build and converted units to the Local Service Centre of Helmsley and the Service Villages, as well as other measures including supporting the development of local needs housing within the main built up area of the local service villages and other villages, and restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities.

Development Policy 3 of the NYM Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 7 states that in the case of Archaeological sites or remains of regional or local importance development will only be permitted where the archaeological interest can be preserved in situ.

Development Policy 8 seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas

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**MAIN ISSUES (continued)**

Development Policy 12 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 key issue is the impact of the proposal on the character and appearance of the locality.

Overall, it is considered that the proposed development, although substantial in scale and located within the open countryside, is well designed, with careful consideration given to how the new buildings are placed and how the site is landscaped, resulting in a development that conserves the Park's special qualities. Furthermore, the proposed site is considered to be in a sustainable location close to the village of Cloughton and in the centre of the existing agricultural holding.

This proposal sensitively utilises the existing buildings and respects the character of the North York Moors National Park. The whole farming business extends to 485 hectares. The business is essentially a combined cropping operation with a fattening cattle enterprise to utilise the permanent pasture. The re-establishment of a suckler cow herd will provide for better utilisation of the grassland on the holding once the cattle enterprise as a whole has been moved to Cloughton Fields. It has also been set out within the supporting information that the agricultural operations support three full time workers during the year, and more at harvest.

Due to the positioning of the new buildings, combined with the partial lowering of the buildings into the ground, and the undulating nature of the landscape, in conjunction with the design and material choice of appropriate naturally coloured materials (i.e. Yorkshire Boarding, Olive Green vertical sheeting and dark (anthracite) grey roofing sheets), and the extensive landscaping proposed, the development would not be visually intrusive in either the immediate or wider area and would actually enhance the diversity of the habitat in the natural environment.

In terms of the creation of a unit of residential accommodation here, it is clear that if this is to be the base for the farm operations including animal housing, that there is a long term functional essential need for a dwelling house to ensure proper management of what is a long term financially viable unit. Furthermore, the proposal comprises the conversion of existing traditional buildings which are considered to contribute to the character of the landscape and should be retained.

Incorporated within the application are proposals for the provision of renewable energy. Concern has been expressed by the Yorkshire Wildlife Trust regarding the location of the proposed wind turbine on the basis that the proposed woodland planting might encourage bats to the area which may then be affected by the turbine. However, bats are not an issue at present and it is considered that the turbine is located in the least visually intrusive location. Furthermore, this Authority's policies state that wind turbines should be located close to buildings, rather than in open fields, in order to keep their visibility to a minimum. There is also evidence that a barn owl is resident in the main barn and there is the possibility of breeding activity. Overall it is considered that satisfactory mitigation measures have been proposed in terms of shutting the turbine off at times of peak bat and owl activity.

In terms of Archaeology, it is considered that given the large size of the new area to be stripped/developed and the general significance of the coastal strip of the National Park for prehistoric archaeology it is important that an archaeological watching brief takes place. Records also indicate the site of a former lime kiln which may still exist as some sort of mound or structure. It is clear of the proposed areas of development but may still need to be carefully respected by all works and operations in the area.



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**MAIN ISSUES (continued)**

In view of all the considerations above, it is considered that the proposal broadly accords with the National Park's adopted planning Policies and consequently approval is recommended.

**Reason for Approval**

It is considered that the proposed development would not enable the continuous operation of farm business on a site previously occupied by a farm steading. The design, location and scale of the proposal, incorporating conversion of existing buildings and substantial landscaping proposals will not have any undue impact on the character of the National Park or the amenity of existing residents. The development is therefore considered to be in accordance with Core Policies A, B, C, D and J and Development Polices 3, 7, 8 and 12 of the NYM Local Development Framework.