

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Wykeham	App Num. NYM/2011/0058/FL
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Proposal: Construction of a grain store, grain reception chamber and dryer

Location: Bedale Farm, North Moor Road, Wykeham

Applicant: Wykeham Farms Ltd, The Estate Office, Wykeham, Scarborough,
North Yorkshire, YO13 9QD

Agent: Mr Robert A H Sword, Wykeham Farms Ltd, The Estate Office, Wykeham,
Scarborough, North Yorkshire, YO13 9QD

Date for Decision: 11 April 2011

Grid Ref: SE 496287 484820

Director of Planning'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. MT19 Roof colouring - colour specified
4. MIS4 Building to be removed if not used for agriculture

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. 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. 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.

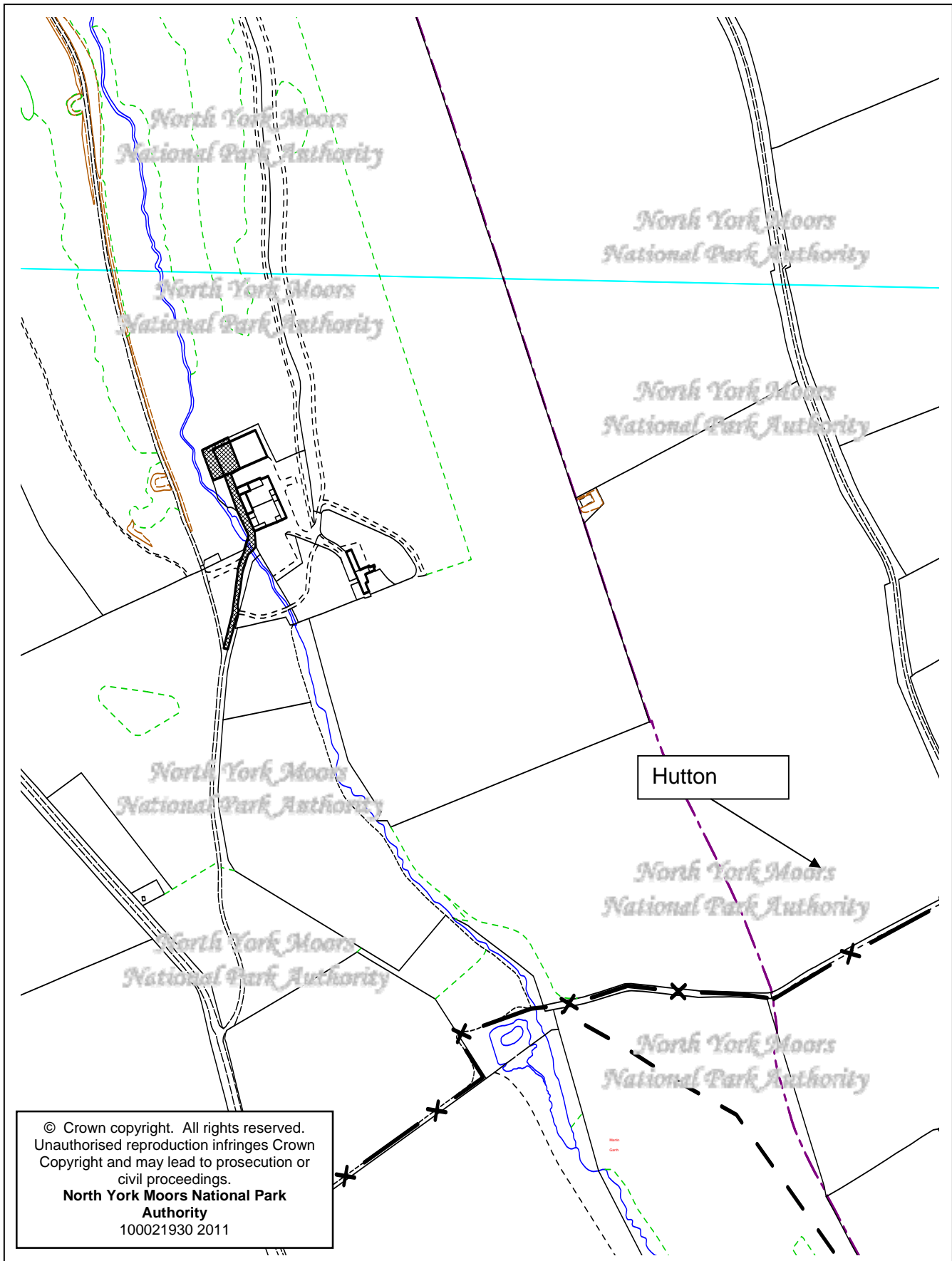
Consultations

Parish - No objections.

Highways - No objections.

Environment Agency - No objections.

Site Notice Expiry Date - 29 March 2011.




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**North York Moors National Park
 Authority**
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Application No:
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Scale: 1:5002 



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Background

Bedale Grange Farm is located in an isolated and extremely secluded location, at the southern end of a steep sided dale in Wykeham. The farm comprises the central farmstead for Wykeham Farms Ltd which is predominantly an arable farm covering 970 hectares, and is one of Dawnay Estates enterprises.

At present the farm comprises two main buildings of modern construction. Part of the building is an insulated temperature controlled potato store but the remaining buildings are either grain stores or machinery/workshop/storage.

This application seeks full planning permission for the replacement of an existing steel frame building with a more substantial steel frame building (24.7 metres by 18.3 metres by a maximum height of 8.96 metres) and a steel framed reception chamber (18.5 metres by 6 metres by a maximum height of 8.08 metres) which would also be located on the site of the original and existing steel frame building. These buildings (approximate floor area 560 square metres) would have a dark grey fibre cement roof with concrete walling below grey box profile sheeting for the elevations.

It is also proposed to install a 44 tonne per hour oil fired grain dryer. This will measure 7.92 metres by 6.26 metres by 12.78 metres high. This will replace an existing 15 tonne per hour mobile grain dryer and a fixed 12 tonne per hour drier at Carr Farm which is located about 2 miles to the south of Bedale Grange Farm.

The application has been referred to Committee as it is not strictly in accordance with Core Policy D of the NYM Local Development Framework which requires on-site provision of renewable energy generation in developments over 200m².

In support of the application, the applicant states that:

Both the older driers are inefficient and the new drier would use significantly less fuel and electricity and the fans would be powered by an inverter and every 10% reduction in the fan speed is equal to a 27% saving in energy.

Also, at present, grain is stored at two separate farms (Carr Farm which is 2 miles away and Darrels Low Farm which is 2.5 miles away). This proposal will enable all grain to be sorted at Bedale Grange which will considerably reduce travelling costs and CO² emissions of tractors transporting grain. Wykeham Farms also produces 150 acres (61 hectares) of miscanthus which is sold to Drax Power to reduce the burning of fossil fuels (coal). The Estates also manage approximately 850 acres of woodland which assists in compensating for CO² emissions.

It is also stated in more detail that:

1. At present there are two oil fired driers with a very low output (15 tonnes per hour each). Fuel usage and therefore CO² emissions will be reduced by the removal of the existing two driers and their replacement with one drier with a significantly higher output (44 tonnes per hour) and therefore further reductions in fuel (oil) usage and CO² emissions.

2. The construction of the grain store allows the farming business to consolidate all its grain storage in one location. This will again result in a significant saving of fuel as there will be no need to transport corn to two off lying grain stores, both of which are 2 to 3 miles (single journey) from the new grain drier.

The new drier will obviously have a modern specification and will result in greater efficiencies compared to at least one of the existing driers which is nearly 30 years old.

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Background (continued)

The applicant has advised that at the present time the applicant's business is not in a position to install renewable energy sources to meet the Authority's Core Policy D aspirations, although the principle has been discussed and it has been decided to carry out some further research. This will take time and there would be insufficient time to complete this research and decide if it is worth proceeding before this year's harvest.

Main Issues**Policy Context**

Development Policy 12 of the NYM Local Development Framework 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.

Core Policy D of the NYM Local Development Framework 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 of 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 non-dwelling development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO² emissions.

Material Considerations

Bedale Grange Farmstead is located on a valley floor and is surrounded by steep sided grass banks which are higher than the highest point of the development. The proposed development is on the site of existing buildings and is required for efficient running of this arable farming business. Furthermore the proposal would not be prominent in the landscape and would not have a detrimental impact on the character of the area.

Access and Parking

The farm is served by an existing long private road which leads from the road that leads up from Wykeham, to North Moor. No alterations to the access are proposed and it is adequate to serve the proposed buildings.

Energy Efficiency

The applicant has submitted the information regarding energy efficiency, detailing how the proposal itself will result in a holistic reduction in CO² emissions, through more efficient buildings and reduction in traffic movements. Whilst this does not strictly accord with Core Policy D, it is clear in this case that the reduction in energy use would be significant and consequently, it does not seem reasonable in this case to refuse planning permission because of inadequate renewable energy provision.

Recommendation

In view of the above a considerations, approval is recommended.

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Reason for Approval

The proposed development is required for agricultural purposes and would not have a detrimental impact on the character of the landscape. The proposal is therefore considered to be in accordance with Development Policy 12 of the NYM Local Development Framework. The proposal would not meet the Authority's requirements under Core Policy D regarding on-site renewable however, the proposal would be far more energy efficient than the existing arrangements and approval in these circumstances would not significantly undermine the objectives of Core Policy D.