

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Staintondale	App Num. NYM/2012/0818/FL
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Proposal: Erection of agricultural livestock building (retrospective)

Location: Grange Farm, Staintondale

Applicant: JE and MP Else, Grange Farm, Staintondale, Scarborough, North Yorkshire, YO13 0EN

Agent: George F White, fao: Mr Killian Gallagher, Crown House, York Road, Shiptonthorpe, YO43 3PF

Date for Decision: 11 March 2013

Grid Ref: SE 498882 499702

Director of Planning's Recommendation

Refusal for the following reason:

1. The building as constructed, by reason of its bulk, size and prominent location has an unacceptable adverse impact on the landscape character and special qualities of this part of the National Park, contrary to Development Policies 3 and 12 and Core Policy G of the North York Moors Local Development Framework.

Consultations

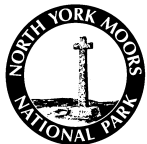
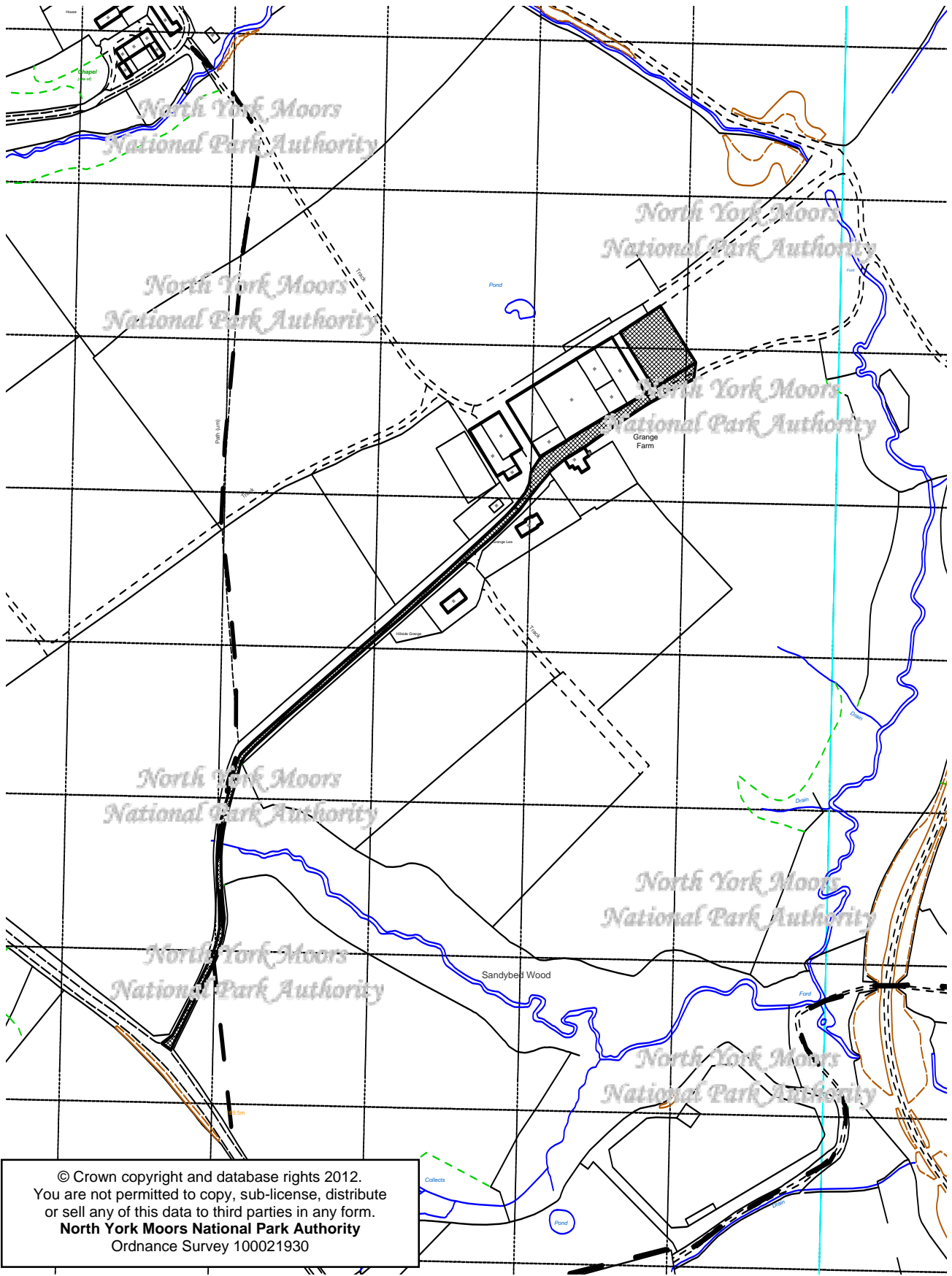
Scarborough Borough Council Planning - No objections.

Parish - No objections. The building is well screened with planting and now it is roofed it looks less large than it did.

Highways - No objections.


Environmental Health Officer -

Advertisement Expiry Date - 10 January 2013.



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Application No:
 NYM/2012/0818/FL

Scale: 1:3479 



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Background

Grange Farm is a long established organic dairy farm located off the Staintondale to Ravenscar Road within the loose knit community of Staintondale. The farm comprises three dwellings; one being a recently constructed farm workers dwelling (the fourth on the site is in separate ownership). There are a number of substantial modern agricultural buildings, all sited in one group. The farm is situated within a dip in the landscape with mature trees on the rising land to the north east. Though in a dip, the site is visually prominent from rising land to the north, south west and from Public Rights of Way (particularly the old railway line to the east) which has resulted in recent unauthorised development being highly visible from the surrounding higher land and road into Staintondale from the main A171.

Over recent years, planning permission has been granted for four buildings to be constructed on the site where the single building has now been constructed and to which this current retrospective application relates. These buildings, once built would have had the appearance of a double span roof, rather than the much higher single span roof which has been constructed.

This application seeks full planning permission for the retention of the livestock building as constructed. The building measures 37.8 metres wide by 42.5 metres long with a height to the eaves of 4.2 metres and to the ridge of 8.4 metres. The external elevations have been clad with dark green stained Yorkshire boarding and panels of grey concrete blocks, and grey fibre cement roof sheets with three rows of polycarbonate roof lights to each slope.

In 2012 planning permission was refused for a substantial rotary dairy building proposed adjacent the building to which this application relates. The applicant has appealed against this refusal and a decision is currently awaited from the Planning Inspectorate. It is hoped that a decision will have been issued before this application is considered by the Planning Committee.

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

The cubicle shed has been designed to satisfy three cow welfare issues, such as air quality, mastitis and specific space requirements. The cubicle shed as built is a far more preferable design solution in animal welfare terms than a double apex approach. It is much better ventilated which will remove excess heat, excess water vapour, remove microorganisms, dust and gases and provide correct air speed for stock.

There is clearly a need for the building with the Else's intention to increase stock numbers from the current 361 head to between 380 and 390 by next spring. High yielding and fresh calved cows will be housed in this building and cows at this stage of lactation require the highest quality accommodation. The building is also of a commensurate scale and closely associated with other buildings on site. The applicant has planted 3,000 trees on site and intends to plant another 3,000 in coming years which will provide an effective screen for these buildings.

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, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

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Policy Context (continued)

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 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 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions.

Part 5 of the Design Guide, which is currently at draft stage, sets out the considerations that should be taken into account when designing and siting new agricultural buildings.

Visual impact

In terms of the requirements of Development Policy 12, the building is designed for the purposes of agriculture, however, in landscape terms, the proposed building, which would be extremely large (floor space 1,606.5 sqm) would, due to both its size and bulk and location at the end of the existing range of buildings, and on man-made embankments, be unacceptably prominent in the immediate and wider landscape.

Design, Materials and Scale

The building is of a standard design in terms of modern agricultural buildings. Part 5 of the Design Guide acknowledges that modern farm buildings tend to be large single span structures with shallow pitched roofs based around a portal frame construction, allowing flexibility for large numbers of livestock (particularly in winter) to be housed under one roof at a cost-effective price. However, as a result, modern buildings are at risk of being out of scale with smaller, more traditional buildings.

Consequently, it advises that very large buildings should not be located close to smaller ones as such buildings can look out of scale and consideration should be given to the possibility of providing new accommodation in two or more smaller units. It also suggests that multi-span buildings should be used rather than a single span structure in order to reduce the overall height and create a more varied and interesting roof line.

Although the building has now been clad with timber and the elevations stained dark green, the building is still considered to be completely out of scale with the surrounding buildings and the colour of the materials does not reduce the impact of the design and scale of the building sufficiently to overcome the visual harm that this building is causing to the local landscape.

Landscaping

It is acknowledged that a significant amount of tree planting has been undertaken around the site, on the banks of the built up land. However, due to the size and scale of the building, this landscaping does not reduce the visual impact of the building to a satisfactory extent. It is not considered that any sympathetic planting would achieve this.

Animal Welfare

Whilst the applicant states that the building needed to be constructed as it has been, for animal welfare reasons, the assessment of the approved buildings, undertaken by Acorous, concludes that those were also acceptable in terms of animal welfare.

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Renewable Energy

In terms of renewable energy, the building proposed would have an extremely low energy requirement. Modest lighting would be the only energy use required and consequently it is considered that the lack of renewable energy provision in relation to this particular building would not be sufficient grounds for refusal and it is reasonable for that requirement to be waived in relation to this building.

Recommendation

In view of the above considerations, the proposal is therefore considered to be contrary to Development Policy 12 of the NYM Local Development Framework as the building would have a detrimental impact on the landscape and therefore refusal 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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.