

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Darncombe-Cum-Langdale End	App Num. NYM/2014/0720/FL
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Proposal: Erection of a replacement lean-to livestock building (part retrospective) (revised scheme to NYM/2014/0123/FL)

Location: St Athanasius Monastery, Langdale End, Scarborough

Applicant: St Athanasius, fao: Fr. Arsenius, St Athanasius Monastery, Langdale End, Scarborough, North Yorkshire, YO21 0LH

Agent: Mr David Green, 2 Harrowing Drive, Whitby, North Yorkshire, YO21 1JW

Date for Decision: 12 December 2014

Grid Ref: SE 493309 491649

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. GACS07 External Lighting - Submit Details
4. MATS19 Roof Colouring (dark grey)
5. MATS26 Timber Cladding (dark brown)
6. DRGE00 Within three months of the date of this permission, full details of the proposed means of disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Any use of the building shall cease until the drainage works have been completed in accordance with the approved details.
7. MISC03 Building to be Removed if Not Used for Agriculture

Informative(s)

1. INF00 The discharge of clean roof water to ground is acceptable provided that all roof water down-pipes are sealed at ground level to prevent against pollutants entering the system from surface run-off or other forms of discharge.

Consultations

Parish – Strongly object. Yet again this is retrospective and the additional building is over-intensification. Its need is not adequately demonstrated and it will be prone to flooding. The amendments are not considered sufficient to prevent pollution of the watercourse.

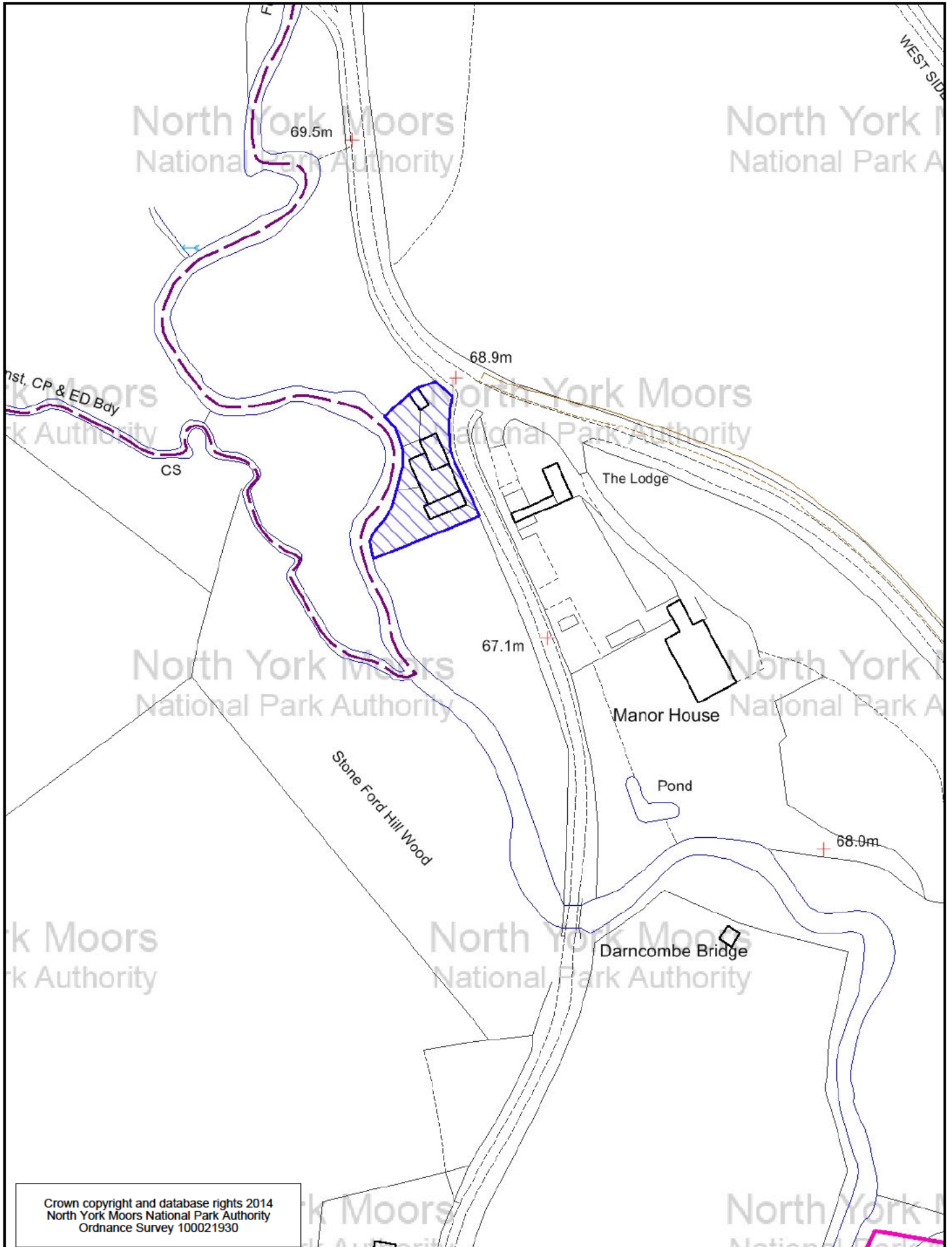
Highways – No objections



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2014/0720/FL

Scale: 1:1500



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Consultations (continued)

Environment Agency – The proposed development is located in a groundwater Source Protection Zone 1 (SPZ1) for a number of important groundwater abstractions which provide public drinking water. This means that pollution that enters the ground at this location can find its way into the drinking water supply in a short amount of time.

We therefore need to make sure that any development at this location does not pose an unacceptable risk to the quality of the underlying groundwater

Livestock slurry and washings from the building could pose a risk to the underlying groundwater if not appropriately managed. A drainage scheme for slurry and washings therefore needs to be agreed with the Local Authority.

We note the inclusion within the plans of retaining structures to prevent uncontrolled run-off or egress of any contaminated straw bedding from the interior of the building. The provision of suitable impermeable hardstandings, i.e. concrete flooring for the interior of the building, will help to prevent the contamination of underlying groundwater and/or any lateral movement of effluent into the watercourse within the vicinity.

Any impermeable hard-standings to the exterior of the building which are deemed liable to contamination should also be incorporated into the drainage scheme.

Consequently a drainage scheme is required by condition which should also extend to detailing adequate provision for the storage of any 'muck heaps' and any contaminating run-off to prevent pollution of ground or surface waters.

Environmental Health Officer –

Forestry Commission –

Site Notice Expiry Date – 26 November 2014

Background

St. Athanasius Monastery is located in substantial grounds in a relatively isolated location at the junction of the Langdale End Road and the hamlet of Darncombe.

The Monastery had been operating in a former domestic property for a number of years, and in 2008, a retrospective planning application was submitted and approved for the continued use of the building as a Monastery. Since then various applications (many retrospective) have been submitted for various relatively minor works and improvements to the site.

This application relates to the piece of agricultural land on the opposite side of the access road that leads up to the houses in Darncombe.

The land is used by the Monks for agricultural purposes and contains a group of timber agricultural buildings at the northern end of the site. The total agricultural land holding comprises approximately 9 acres.

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Background (continued)

Permission was granted in 2013 for the construction of a larger building to be sited adjacent the existing buildings to be used for agricultural machinery and tractor storage and to be used seasonally to house sheep and their lambs.

That building has been constructed and an additional building (which replaced a smaller lean-to) has also been built to the rear of the original group, to house pigs and cows. The building is a lean-to open sided steel framed structure situated adjacent the beck and measures 5.6m deep at one end and 9m deep at the other and 19 m long. An application for the retention of this building was submitted earlier this year and refused under Delegated Powers due to its siting and design which were considered to have an unacceptable adverse impact on the character and special qualities of the area, that sufficient functional agricultural need had not been demonstrated, and if approved, would set an undesirable precedent for further intensification of a modest parcel of land leading to the requirement of further buildings to the detriment of the locality and amenities of nearby residential properties.

This application is a revised proposal for the retention of the unauthorised replacement building and it is now proposed to clad the north and south elevations of the building with vertical timber boarding and to address the concerns of the Environment Agency, it is proposed to install kerbs at the gated entrances to the building.

In terms of functional need, the applicant's agent states the following:

Animal stocks have increased and comprise nine cattle, 50 sheep (including 30 breeding ewes), 70 hogs and 17 breeding pigs. These contribute to their income and the maintenance of the main buildings on the other side of the road.

The lean-to building that this building replaces was in a dilapidated condition with a low roof and did not meet the air space requirements for animal health. The new building provides the ventilation necessary for the health and well-being of the livestock.

Main Issues

Policy Context

Development Policy 12 (Agriculture) seeks to permit 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 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.

Material Considerations

The main issues to consider with this application are whether there is a functional need for the building, whether its scale is commensurate with that need and whether the building itself would have a detrimental visual impact on the character of the area.

Design and Materials

The building at present is open sided with a mono-pitched roof and with its exposed steel framework is not sympathetic to the locality.

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Design and Materials (continued)

However, it is considered that the proposed timber cladding of the building would improve its appearance and if stained dark brown would blend more easily into the surrounding landscape.

Functional Need

The lean-to building clearly relates to an existing complex of buildings and replaces a previous poor quality building. The applicants keep sufficient livestock to demonstrate a need for the building and consequently it is considered to be in accordance with Development Policy 12.

Recommendation

In view of the above, approval 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.