

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2015/0929/FL

Proposal: erection of general purpose agricultural building

Location: Fyling Old Hall Farm, Fylingdales

Decision Date: 12 August 2016

Consultations

Parish - No objections but concern about the size of the proposed building.

Highways - No objections.

Environmental Health Officer - No objection on Environmental Regulation Grounds.

Site Notice Expiry Date - 02 August 2016.

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>21 December 2015</td></tr><tr><td>Black Plan</td><td>N/A</td><td>21 December 2015</td></tr><tr><td>Proposed Plans & Elevations</td><td>WB3514BGA</td><td>21 December 2015</td></tr><tr><td>E-mail from Andy Waddington</td><td>N/A</td><td>10 August 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location Plan	N/A	21 December 2015	Black Plan	N/A	21 December 2015	Proposed Plans & Elevations	WB3514BGA	21 December 2015	E-mail from Andy Waddington	N/A	10 August 2016
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Reason for Conditions

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.



11/08/16

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Background

Fyling Old Hall Farm is located in a secluded position to the south of Robin Hoods Bay, accessed through Fyling Park. The application site comprises a modest dormer bungalow with a range of attractive traditional agricultural buildings with additional modern pole barns on the opposite side of a single track lane. According to the information submitted by the applicant; the existing buildings are primarily used for the housing of livestock (sheep and cattle) and for the storage of straw.

The current application seeks full planning permission for the erection of a new agricultural building to house agricultural machinery, hay and grain. As originally submitted, the proposed building measured approximately 21 metres by 24.3 metres, 4.8 metres to eaves and an overall ridge height of 7.7 metres. The application proposed standard pre-cast concrete panels with PVC coated box profile sheeting in 'goosewing grey', under a natural grey fibre cement roof.

Officers sought amendments to the scheme (in line with the requirements of the adopted Design Guide and concerns cited by the Parish Council) in order to secure an improved design in respect of the dimensions and colours. Amended details have now been received and the application now proposes a blue/black fibre cement roof and Vandyke brown walls.

Main Issues

The relevant policy contained within the NYM Core Strategy and Development Policy Document to consider with this application is Development Policy 12 (Agriculture).

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 proposed building is positioned in very close proximity to existing buildings associated with the established farming enterprise and would occupy an existing concrete base, formerly used as a silage clamp. The applicant has advised that they have recently sold Browside Farm and therefore, the new building is required to house machinery that has formerly been stored at that site.

The Parish Council has confirmed no objection to the proposal but has expressed concern in relation to the proposed size of the building; an element of the proposal echoed by Officers. The building is very 'square' on plan and it is the proportions of the building, Officers have greatest concerns about. As such, amended plans have been requested in order to reduce the width of the gable and if necessary, elongate the building so as not to significantly reduce the floorspace. Furthermore, Officers considered the use of 'goosewing grey' for the external walls would result in an uncharacteristically pale building which would be prominent in this otherwise sparsely populated part of the Park.

Amended exterior colours have been forthcoming and the applicant's agent has explained that the design of the building was deliberate in order to allow for the addition of one or two bays in the future if necessary. In view of the above, the revised scheme is considered to satisfactorily address Officer concerns.



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Therefore, the building is considered to comply with the requirements of DP12 on account of the fact it is clearly functionally and physically attached to the existing enterprise and is designed for the purposes of agriculture.

The revised exterior colours together with its position; slightly set into the land, is considered to mitigate its impact in the wider landscape. No objections have been received from statutory consultees and no comments have been submitted by third parties.

In view of the above, the amended proposal is considered acceptable and approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

