

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Harwood Dale

Application No. NYM/2016/0233/FL

Proposal: erection of agricultural livestock building following demolition of existing buildings

Location: Morra Head Farm, Harwood Dale

Decision Date: 07 July 2016

## Consultations

Parish -

Environmental Health Officer - No objection on Environmental Regulation grounds.

Site Notice Expiry Date - 23 June 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained <b>dark grey</b> and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority

## Informatives

1.	<b>MISC INF 01</b>	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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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.
3.	MATS01	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.

*M. C. C.*  
7<sup>th</sup> July 2016



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**Background**

Morra Head Farm is a relatively isolated farm holding located on high ground to the west of Harwood Dale. The land extends to some 239 hectares, including 200 hectares of grazing land. The applicant has completed the supporting agricultural information proforma and stated that the livestock numbers for the holding are:

- 4 Stock Bulls
- 90 Cows (plus 90 calves under 6 months)
- 40 Followers (bulls)
- 40 Breeding Heifers
- 40 Finishing Heifers
- 250 Breeding ewes
- 5 Tups
- 400 Hoggs

The farm is accessed via the road to Low North Bridge before the route reduces to a single width access track. The holding comprises a detached and fairly new stone under pantile farmhouse to the immediate east of the farm track and a large farm yard opposite. There are a number of typical agricultural buildings, mainly of steel portal frame design with corrugated sheet cladding, some used for housing livestock and some for the storage of straw etc.. A public bridleway runs through the site and extends to the north.

A notification for an open sided building/roofed area to cover an existing livestock handling area in order to prevent dirty water run-off and prevent any possible pollution from the existing sheep dip was considered in 2015. That proposal was a result of the Derwent Catchment Sensitive Area programme designated by DEFRA and Natural England.

The current application seeks full planning permission for the construction of a replacement livestock building with general purpose storage space following the demolition of an existing and dilapidated timber and corrugated sheet building.

The proposed building would run parallel with the unclassified track which runs through the farm yard west to east. The proposed building has a larger footprint than the existing buildings but represents a consolidated form of development. The existing buildings which would make way for the new livestock building currently comprise horse stables, livestock pens and a workshop/dog kennels. The proposed building measures 54.87 metres long by 9.144 metres wide with an additional 7.5 metre roof overhang. The building measures 4.8 metres to eaves with an overall ridge height of 7 metres. The building is of typical agricultural design and would be constructed of concrete panels with Yorkshire boarding above under a grey fibre cement sheet roof incorporating rooflighting sheets. The proposed floorplan shows three pairs of bull pens with shared feeding area, a tool shed and workshop fitted with sliding doors and two isolation pens. The bull pens and isolation pens will be open fronted, fitted with gates.

**Policy Context**

The relevant policy to this application is Development Policy 12 (Agriculture) of the NYM Core Strategy and Development Policy Document, together with the advice contained within Part 5 of the Authority's adopted Deign Guide.



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Development Policy 12 of the 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.

The Design Guide relating to new agricultural buildings advises that the position of new farm buildings is usually dependent on its function and the space available but as a general rule, buildings should be sited within or adjacent to existing groups of agricultural buildings. Poorly sited buildings can have a significant impact on the landscape regardless of its design. It is recommended to avoid locating very large buildings close to smaller ones and where possible roof pitches should be matched to those on the existing buildings and using a multi-span building rather than a single span building can reduce the overall height and therefore landscape impact. The range of materials should be limited since too many can result in a cluttered appearance and materials should be selected to match other at the site and be suitable for the climate. Dark colours are generally more appropriate and consideration should be given to the general colour of the backdrop against which they will be seen.

**Main Issues**

The main issues to consider with this application are considered to be whether the siting and design of the proposed building are appropriate for this location and the purposes for which the building is required.

In terms of landscape impact, Officers are satisfied that in spite of the fact the farm occupies a relatively isolated, yet visible location on high ground, the existing farm yard would provide an acceptable setting for the proposed building. The proposed building would be closely associated with other buildings at the holding and within the operational farm yard and as such it is not considered that the proposal would unduly harm the character of the area.

The proposed building is clearly designed for agricultural purposes and represents an enhancement when compared with the existing buildings which will be replaced. BY reason of its position within the main yard and its design and materials, the proposal is considered to have a minimal landscape impact.

It is accepted that the building would provide a safe and secure shelter for livestock which will assist safe management of the bulls by the stockman carrying out day to day husbandry tasks. Officers are therefore satisfied that there is a functional requirement and the building is justified to ensure efficient farm management and its design is consistent with modern agricultural buildings.

The Environmental Health Officer has no objections to the scheme and no other comments have been forthcoming. In view of the above, 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.

