

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Cloughton

Application No. NYM/2016/0366/FL

Proposal: erection of a general purpose agricultural building

Location: Providence Heath, Cloughton

Decision Date: 08 August 2016

## Consultations

Parish - No objections.

Environmental Health Officer - No objection to granting this application on Environmental Regulation grounds.

Site Notice Expiry Date - 22 July 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.	PLAN02	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.
4.	LNDS00	No trees, shrubs or hedges on the southern or eastern boundaries of the development site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with native trees, shrubs or hedge plants of a similar size, unless the Local Planning Authority gives written consent to any variation.
5.	MISC03	If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

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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.
4.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
5.	MISC03	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.

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**Background**

Providence Heath is a modest small holding comprising a Grade II Listed house, modern stable block and land extending to some 10 acres. It is located in a relatively isolated position, accessed off the main Scarborough to Whitby Road, close to Wayside Farm, Cloughton. Unlike Wayside Farm, Providence Heath is not visible from the road as it occupies a secluded position on the valley floor.

The current application seeks full planning permission for the erection of a modest general purpose agricultural building approximately 30 metres to the west of the farmhouse, in a well screened part of the grazing land.

The proposed building measures approximately 18.3 metres long by 13.7 metres wide; 3.75 metres to eaves with an overall ridge height of 5.5 metres. The building is proposed to have four bays; the central two bays being open fronted. The remaining flanking bays and all other elevations will be finished with 1.8 metre high pre-cast concrete panels with Yorkshire boarding above and a dark grey fibre cement roof.

The applicant's agent has written in support of the application, explaining that the applicant has farmed over 250 hectares of land in the Scalby/Harwood Dale area for many years as a tenant of the Duchy of Lancaster at Ripleys Farm. However, the applicant has recently purchased Providence Heath with a view to moving there and operating a significantly reduced agricultural enterprise when he retires from the large farm at Harwood Dale.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Document to consider with this application are; Core Policy G (Landscape, Design and Historic Assets), Development Policy 5 (Listed Buildings) and Development Policy 12 (Agriculture).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP5 permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

DP12 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.

x The proposed building is considered to be in a suitable location which is both physically and functionally linked to existing buildings at the site. However, by reason of the modest distance the proposed building is away from the house, coupled with the fact it utilises existing and mature tree screening, the building is not anticipated to have a harmful impact on the setting of the listed farmhouse.

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The shed would be positioned to the west side of the existing access track to the house and would not be forward of the existing building line, thus ensuring the main house remains the focus of the site. The Authority's Building Conservation Officer is of the opinion that due to the mature tree belt, the proposed site is considered to have the least impact on the listed farmhouse and would therefore be the most suitable location for a modern agricultural building.

In terms of design, the proposal is consistent with modern agricultural buildings and the materials comply with the advice and recommendations contained within the Authority's adopted Design Guide for new agricultural buildings. The use of Yorkshire boarding and a dark grey roofing material would help camouflage the building within the tree cover and minimise its wider landscape impact; particularly in views on the approach to the property.

The Parish Council has no objection to the proposal and no other comments have been received. 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.

*A Sam*  
27/7/16