

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Newby and Scalby

Application No. NYM/2016/0489/FL

Proposal: erection of agricultural livestock building (revised scheme to NYM/2016/0078/FL)

Location: Beacon Cottage Farm, Barmoor Lane, Scalby

Decision Date: 29 August 2016

## Consultations

Parish - No objection.

Highways - No objection.

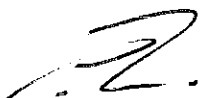
Environmental Health Officer -

Site Notice Expiry Date - 08 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.	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.	RSU000	The agricultural building hereby approved shall only be used for the purposes of housing cattle or sheep in association with the agricultural enterprise in operation on the unit known as Beacon Cottage Farm. The building shall not be used for the housing of any other livestock without first obtaining the necessary consents from the Local Planning Authority.
4.	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.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4.	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**

Beacon Cottage Farm comprises a mixed use comprising a much extended and substantial red brick dwelling, agricultural buildings, approximately 43ha of agricultural land and a builder's yard (including substantial storage buildings, site office and outdoor storage areas). The site occupies an isolated location off Limestone Road, just outside Scalby.

Planning permission was granted in March 2014 for the erection of a substantial building for the housing of livestock (25 belted Galloway cattle) and general purpose agricultural storage, set within the main complex of buildings. This building measures 27.45m long x 15.2m wide with a ridge height of 8.7m and is now complete. It would be constructed of concrete panels with Yorkshire boarding above and a cement profile roof.

Planning permission was refused in April 2015 for the construction of a further agricultural building for storage purposes measuring 30.5 metres long by 12.2 metres wide, 6 metres to eaves and 8.2 metres to ridge. That building was proposed to be constructed from pre-cast concrete panels with Yorkshire boarding above on three sides, under a cement fibre profile sheet roof. The application was refused on lack of agricultural need following an assessment of the application and farming enterprise by the Authority's Agricultural Advisor.

Planning permission was granted in March 2016 for the construction of an extension to an existing agricultural building which in turn, was approved in 2014. The applicant explained that the original building, despite originally being required for livestock had only been used for the storage of hay, straw and machinery. Consequently, there were no facilities for the keeping of livestock. The applicant supported his 2016 application with confirmation that he was in the process of acquiring a herd together with negotiating an addition 40ha of grazing and as such, proposed the 16.3 metre by 21 metre extension to support the upcoming beef enterprise.

Following that approval and discussing the scheme with the building contractor, the applicant wishes to increase the size of the building so as to 'future-proof' the development. Originally, the applicant discussed the option of increasing the size of the structure by an additional two bays. However, realising this would leave an awkward piece of land to the west, the application has come forward detailing an increase in three bays from those plans previously approved. The proposed building now measures 32 metres by 19.8, representing an addition 300 square metres.

**Policy Context**

The relevant NYM Local Development Framework policies are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 12 (Agriculture).

CPA seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

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.

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Advice contained within the National Planning Policy Framework states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It states that in order to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings and promote the development and diversification of agricultural and other land-based rural businesses.

Part 5 of the Authority's adopted Design Guide relates to New Agricultural Buildings and 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 in determining this application are the size and appearance of the proposed building and also the need for the structure in association with the size and operation of the holding.

**Siting and Design**

The building is proposed to be constructed as an extension to an existing agricultural building within the farmyard which is between the applicant's dwelling and builders' yard. An application for a new building was refused in 2015 in a different location on the site and part of the reasoning was the fact the proposal would extend the currently 'close-knit' form of the yard into the surrounding countryside. The application immediately preceding the current scheme was considered to adequately address the landscape and siting concerns on the basis it was an extension to an existing building, well screened by the landform. The revised location helped respect the form of the site, protecting the immediate landscape and setting of the residential dwelling. The dimensions have been restricted by reason of the fact it is an extension to an existing building and so the height, width etc. must match the host. However, the applicant ensured that the length of the building would not extend beyond the building line of the large shed approved in 2014 to the immediate west of the development site.

Of course, the revised proposal, by reason of the increased length will result in a building longer than the neighbouring shed. However, the area of land upon which the extension is proposed is an unusual shape and tightly defined to the south-east by steeply changing land levels. To the north-east and north-west, existing buildings form physical boundaries. The site is currently surfaced with hardcore and at the time of the unannounced Officer site visit, had a variety of agricultural implements stored/parked in the open.

Public views into the site are severely restricted by tree cover and local topography. Whilst the main dwelling and some of the agricultural buildings and builders yard can be partially seen from the public road, in this part of the National Park, the site is neither harmful nor unduly prominent.

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On the basis that the proposal comprises an extension, within extremely well screened site sandwiched between an existing farm building and raised land, Officers are satisfied that the net increase in landscape harm of an extension in this position would be minimal.

The building is of typical agricultural design having three sides constructed from concrete panels with Yorkshire boarding above, an open south facing elevation, under a fibre cement roof. The building is clearly designed for agricultural purposes and would match the building to which it is proposed to attach.

**Agricultural Justification**

The enterprise comprises 43ha (18ha Grazing and 25ha arable), currently the holding does not support any livestock. The applicant has explained that he is working towards starting a beef enterprise but cannot go ahead with the purchase of the herd without having suitable livestock housing. He understands that the Authority is equally reluctant to grant planning permission for a building without there being livestock present but this creates a difficult situation. Since the 2015 application, the applicant has taken steps to revise the proposed position of the building and is currently negotiating a further 40ha of grazing land on a short-term tenancy.

The Authority's Natural Environment Team Leader advises Officers in relation to agricultural need and in 2015 concluded that there was not sufficient agricultural justification to support an additional building on the holding. She commented that due to the relatively modest amount of land and extent of existing buildings, the applicant's should be able to accommodate their existing needs together with providing livestock housing within the existing buildings on site. The Natural Environment Team Leader provided verbal advice in relation to the earlier application drawing similar conclusions but accepted that the additional 40ha of rented grazing would sustain the numbers of cattle proposed. No further comments have been offered in respect of this application.

**Summary**

Whilst this revised scheme represents an significantly increased building to that which was approved in March, on balance, Officers consider that this revised scheme would broadly comply with the requirements of Development Policy 12 and follows the advice contained within the adopted Design Guide.

The Parish Council has reported no objection and the Highway Authority has stated that the application is for an additional building for the existing working farm with a constructed access from the highway. Therefore no objections to the proposed development. No comments have been received from the Environmental Health Officer.

Previously, the Parish Council had stated that they would like to see the building restricted to the housing of sheep or cattle and this concern was previously reinforced by the EHO who recommended a restriction on the building for the keeping of cattle or sheep only. Despite the fact this issue has not been raised during the consideration of this revised proposal, Officers are of the opinion that there have been no material changes to prevent the imposition of the condition once again, neither has the applicant expressed a wish for it to be removed.

There being no other comments and in view of the above conditions, approval is recommended.

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**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.