

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Harwood Dale

Application No. NYM/2016/0537/AGRP

Proposal: erection of agricultural storage building

Location: Murkhead Farm, Harwood Dale

Decision Date: 14 September 2016

## Consultations

Site Notice Expiry Date - 25 August 2016.

## Director of Planning's Recommendation

No objections subject to the following conditions

1.	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.
2.	LNDS00	No trees or hedges to the north and east of the 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 trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

*M. Sauer*  
14/9/16



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**Background**

Murk Head Farm occupies an elevated and fairly isolated site just outside the hamlet of Harwood Dale. The site comprises a Grade II Listed farmhouse, a traditional farm building which has been converted to three holiday lets to the immediate north east of the house and a further converted holiday let to the west. The farm also benefits from modern agricultural buildings, one of which was subject to an agricultural notification dealt with in 2011. That building was required to serve the expanding agricultural operation and was needed to store grain, straw and agricultural machinery/implements.

Since that time, the applicant has acquired more land and is looking to become more competitive and grow his established and successful farming business further. Earlier in the year an agricultural notification for a large new grain store on a separate parcel of land was refused on landscape impact grounds. Although the applicant supported his application with an explanation of the operational problems associated with the existing farmyard which has a restricted access and other barriers to becoming an equal competitor, on balance, it was considered that the adverse visual impact and increased level of activity that would ensue in this exposed location was sufficient to justify refusal.

Following that refusal, the applicant met with Officers to discuss the specific issues he is experiencing at Murk Head and has been working with Officers to achieve an acceptable and sustainable long-term solution. Whilst the possibility of finding a suitable location for a new grain/fertilizer store has not been discounted, the applicant has verbally reported that an interim storage solution is required, hence the current notification for an additional building within the main farmstead.

This prior notification proposes the erection of a general purpose storage building to the north-west side of the site, close to existing buildings. The proposed building measures 20 metres by 9 metres, 5 metres to eaves and 7 metres to ridge. It is proposed to be clad on three sides using dark green sheets (with an open east facing elevation to allow access) under a dark grey roof. The building is proposed to be sited to the west of a belt of mature trees in the same location as a livestock/workshop building was previously approved under notification in 2006, but never implemented.

**Main Issues**

The main issues to consider are siting and design. The building has certainly been designed for the purposes of agriculture and would generally be in-keeping with existing, modern agricultural buildings in the surrounding area. The proposed building would be positioned close to existing agricultural buildings, within an established, operational and well maintained farm yard.

In landscape terms, the site benefits from mature tree cover, particularly to the north and west boundaries. The prior notification does not provide any information in relation to the trees but it must be noted that the notification approved in 2011 carried a stipulation that the trees to the north and west boundaries should be retained and protected. Consequently, it is recommended that the same be said for this notification as the trees offer valuable screening and are considered to have amenity value in the context of the wider landscape.

The Authority's Building Conservation Officer has made comment on the notification and has stated that there are concerns in relation to the size, materials and location of the proposed building and the likelihood that it will have a negative impact on the setting of the listed building.

*M. Samson*  
14 September 2016

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It is understood that the intention is for this building to be a temporary measure until a site with better access can be found therefore, it is recommended that a condition indicating that any approval granted is temporary.

The concerns of the Building Conservation Officer are noted however; it is considered that the existing modern buildings which are in closer proximity to the listed farmhouse have a greater impact upon the setting of the farmhouse. There is a clear break between the traditional farmstead (which includes the farmhouse and high quality (converted) outbuildings) and the modern buildings serving the agricultural enterprise. By virtue of the mature trees and position adjacent to similar modern buildings, it is not anticipated that the proposed building would have a significant of unacceptable detrimental impact upon the character and setting of the listed building.

In view of the above, Officers are satisfied that there is an immediate, functional need for the building and that the building has been designed for the purposes of agriculture within the unit. It is not considered that the building would cause unacceptable harm to the setting of the house or wider landscape and therefore no objections are offered.

*✓ Saw →  
14 September 2016*