

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Staintondale

Application No. NYM/2015/0578/AGRP

Proposal: Erection of agricultural livestock and storage building

Location: Kine Rigg Farm, Staintondale

Decision Date: 08 October 2015

Consultations

Site Notice Expiry Date – 7 October 2015

Director of Planning's Recommendation

Approve

M. Saw
4 November 2015

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Background

Kine Rigg Farm occupies an elevated position on Brown Rigg Road above Staintondale. It comprises the main farmhouse and a range of cattle sheds and workshop buildings. The main collection of buildings lies to the northwest of the farmhouse with separate access from Brown Rigg Road. This Notification seeks prior approval for the erection of a new livestock and storage building measuring 24.4 metres by 18.3 metres with an eaves height of 5.5 metres and ridge height of 6.7 metres. It is proposed that the building will be clad in box profile sheeting, coloured green to the walls and grey to the roof. It is proposed to locate the building on the west side of the access some 25metres from the existing range of buildings serving the farm.

Main Issues

The main issues to consider are whether the building is reasonably necessary for the purposes of agriculture on the holding and the siting, design and external appearance of the building.

Initially some concern was expressed by the Authority's Farm Advisory Officer that the land holding and stock levels did not justify a building of the size proposed and questioned why better use could not be made of the existing buildings. In response the applicant has advised that they need the space for their suckler herd to lie and feed standing; to separate mothers and calves from the rest of the herd; and for lambing as well as for the storage of hay and straw bales. The existing buildings on the holding are typically in a poor state of repair and are not suitable for livestock of hay and straw storage given their size, height and condition. They have also confirmed that the land they rent will be available for many more years but if lost they would compensate by fattening more young stock inside the buildings and as such feel there is a genuine need for a building of the size proposed on the holding. Whilst the applicant has not fully addressed the Farm Advisory Officer's concerns it is considered that that the applicant has demonstrated that the building is genuinely needed for the purposes of agriculture on the holding.

With regard to the proposed siting, the proposed building will occupy an elevated position and from the A171 and Ruddy Road to the south it will sit on the horizon. It will also be positioned some 25 metres to the west of the existing buildings and cannot be moved any closer otherwise it will obstruct access to telecommunications mast to the rear of the site. The applicant considers this to be the best location for the building as the area is already used for hay and straw storage, would share the same access from the public highway and relate well to the existing buildings in terms of existing surfacing and access for vehicles. In an attempt to minimise the impact of the building on the wider landscape the applicant has however reduced the height 0.9 metre. On balance it is considered that the modest landscape impact from the erection of the building in this elevated position will be compensated for by the existing tree and hedgerows about the site which will provide a degree of screening and it will be seen in the context of the other buildings on the site and will not appear as an isolated building in the countryside.

In conclusion therefore, it is considered that the building is designed for the purposes of agriculture and is reasonably necessary for the purposes of agriculture on the holding. Furthermore the proposed siting, design and external appearance would not have a significant adverse impact on the landscape of this part of the Park. As such it is proposed to raise no objection to the proposed development.

M. Sainsbury
4/11/16