

North York Moors National Park Authority

Borough: Scarborough Borough Council (South)
Parish: Harwood Dale

Application No. NYM/2016/0664/FL

Proposal: erection of agricultural storage building

Location: Burgate Farm, Harwood Dale

Decision Date: 25 November 2016

Consultations

Parish - No objections.

Highways - No objection.

Site Notice Expiry Date - 10 November 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 dark grey (matt finish) and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
4.	LNDS03	No trees, shrubs or hedges to the North, South, East or West 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.

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.

A. Allen 25/11/16

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Background

Burgate Farm is a working dairy farm, located in a valley bottom approximately one kilometre east of Harwood Dale village. It is barely visible from the road and is accessed via single track lane which passes through two other farms/properties before terminating at Burgate Farm. The main farm comprises a traditional stone under slate farmhouse with a range of traditional stone under pantile agricultural buildings forming a courtyard with an extensive range of modern farm buildings (including milking parlour) beyond.

Planning permission has previously been granted (and implemented) for the conversion of a single storey range of traditional outbuildings attached to the main farmhouse to a family annexe. The bulk of other recent planning applications at the site relate to agricultural buildings and works.

Planning permission have very recently been granted for extensions and alterations to a traditional but much altered outbuilding to allow its conversion to an additional unit of residential (annexe) accommodation.

This application seeks full planning permission for the erection of a steel portal framed agricultural building for the storage of straw. The proposed building measures 30.48 metres by 18.28 metres, 5.49 metres to eaves and an overall ridge height of 7.94 metres. The building would be part open sided and part clad with Yorkshire boarding but roofed using dark grey fibre cement sheet roof.

Main Issues

The relevant policy of the NYM Core Strategy and Development Policy Document to consider with this application is Development Policy 12 (Agriculture), together with the advice contained within Part 5 of the adopted Design Guide "New Agricultural Buildings".

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.

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 of 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.

The proposed building would occupy a parcel of land on the approach to the farm, to the west of the main yard. The existing farm buildings have a very close physical relationship forming a very tight-knit farm yard, more or less square on plan.

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Whilst the proposed site could be regarded as extending the farm yard beyond the recognised limits and pattern of development, the position chosen by the applicant makes use of the topography of the site and a stretch of mature tree screening in order to minimise the visual and landscape impact of the building.

The proposed building would sit on lower ground in comparison with the main yard and the mature tree line to the western boundary will screen the building in views from the west (from existing residential properties at Grange Farm). The design of the building is consistent with modern agricultural buildings at the site and Officers are satisfied that the use of the building for the storage of straw for bedding represents a functional link to the existing farming operation. The applicant has written in support of the proposal stating that currently straw is stored outside and despite being manually sheeted down, is exposed to harsh weather conditions. During the difficult wet and wintry conditions, the plastic sheeting is often damaged and therefore leads to a deterioration of the quality of the straw. The applicant has explained that poor and wet straw allows bacteria to breed which increases the risk of mastitis and respiratory problems, both conditions require antibiotic treatment to clear up the infections. Mouldy straw can also release spores which are detrimental to human health.

Development Policy 12 requires the submission of a landscaping scheme to reduce the visual impact of the proposal on the wider landscape as part of the proposal. Whilst this application does not propose a specific landscaping scheme, the applicant has stated that part of the rationale behind the site selection was to make use of the mature tree coverage to the north-west of the site, reducing the impact to neighbouring properties. The existing tree coverage will provide a valuable screen for the proposed development and therefore it is recommended that a condition be attached to protect the boundary treatment in lieu of a specific landscaping scheme.

The Parish Council has no objection to the proposal and the Highway Authority has advised that there is no stated expansion of the existing operations and therefore no objections.

In view of the above, it is considered that the proposed development satisfactorily demonstrated a physical and functional link to the existing agricultural business and the proposed building is designed for the purposes of agriculture and is sited so as to minimise landscape impact. There being no further comments received, 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

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