

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Sneaton

Application No. NYM/2017/0705/AGRP

Proposal: erection of grain silo and access track

Location: Mortar Pit Farm, Sneatonthorpe

Decision Date: 24 November 2017

Consultations

Site Notice Expiry Date – 31 October 2017

Director of Planning's Recommendation

No objections

In the interest of clarity this approval relates to the Plans submitted by Bell Snoxell Building Consultants Ltd on the 1 and 7 November 2017 showing the revised siting.

Background

Mortar pit farm is house and converted/rebuilt traditional farm steading with more modern buildings located to the East of it located close to Sneatonthorpe.

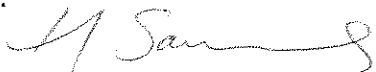
This application is for the siting of an 11.9m high grain silo which measures 10.6m in diameter with a conical roof.

As original submitted the silo was proposed to be located on the site of an old slurry lagoon which has since been removed to make use of the existing concrete foundations, however it was considered that in this location the silo would be too prominent in the landscape and would be visible on the sky line when viewed from the west.

An amended location has been agreed with the applicant to move the located to the east of the site closer to the higher and more modern farm buildings. In this location the silo will be less prominent from the West, with only the top of the silo visible and is considered to be more in scale with the context of the existing steading in this area. A new access track will be required alongside the existing building to allow grain wagons to gain access to the location of the proposed silo.

The applicant has stated that the silo is required (and a second hand silo has been purchased) as it is a relatively cost effective way to achieve safe and secure storage of grain. This allows the applicant to be able to store his grain and sell it for the best price when the market allows rather than straight from the field when supply is high.

Signature:



Date:

20/11/17.

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Main Issues

Development Policy 12 of the Local Development Framework 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.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high.

As this is an agricultural notification rather than a full application consideration can only be given to siting and design, ecology and archaeological issues. No comments have been received in relation to ecology and archaeological issues and the design is standard for a silo of this size. It is proposed to colour it dark green to reduce its prominence in the landscape.

In the location originally proposed the silo would have been visible from the road on the approach to the farm from the West and would be seen against the skyline adjacent to a 6m high building and would therefore be twice the height of the existing ridgeline.

In the location now proposed the silo will be viewed adjacent to an 8.4m high building and against the back drop of the rising land behind which is considered to result in much less of an landscape impact than the site previously proposed. In this instance landscaping is not considered to be required to help provide a context in the landscape and therefore the application is considered to accord with the requirements of development Policy 12 of the NYM Local Development Framework.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the siting of the proposed silo, so as to deliver sustainable development.

Signature: 	Date: 20/11/17
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