

North York Moors National Park Authority

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

Application No. NYM/2018/0002/AGRP

Proposal: erection of agricultural storage building

**Location: Linglands Farm
Gowland Lane
Cloughton**

Decision Date: 27 February 2018

Consultations

Site Notice Expiry Date – 30th January 2018

Director of Planning's Recommendation

No objection.

Signature:



Date:

21/2/18

Application Number: NYM/2018/0002/AGRP

Background

This Notification relates to the erection of a new agricultural building at Linglands Farm, Gowlands Lane, Cloughton. Linglands Farm comprises a stone farmhouse with adjoining cottage, a range of traditional and portal framed livestock buildings and approximately 176 acres of land. The building will have a steel portal frame with concrete panels and fibre cement roof sheets. The building will measure 24.38metres by 18.29metres.

The agent cites that a new agricultural building is required for the adequate storage of produce grown on the land as the existing buildings do not meet the requirements of various crop assurance schemes.

Main Issues

The two main issues which need to be assessed are whether the building will have a negative impact on the wider landscape, and if there is a genuine need for the agricultural building. The relevant planning policies to this proposal are Core Policy G and Development Policy 12 of the Local Development Framework.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced.

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.

The original application included a location plan proposing the agricultural building to be located over 35 metres away from the lean to of the existing Dutch Barn, the reason being to allow large agricultural vehicles to access the building. However, it was thought that the building did not relate to the existing buildings and would look too prominent in the immediate landscape, making it contrary to the above policies. These views were put to the agent which resulted in amended plans being submitted which showed the agricultural building located approximately 10 metres away from the existing buildings and a change in orientation. These amendments were thought to make the proposed building more aligned with the existing agricultural buildings, whilst still providing access to the building.

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In light of these amendments it is thought that the proposed development would be acceptable as the building will be located adjacent to an existing steading and will be used for a genuine agricultural purpose. The design of the building is clearly utilitarian and will be suitable for the proposed use. As such, the proposal is considered to be in accordance with adopted policies and no objections are offered.

Signature:



Date:

21/2/18

