

North York Moors National Park Authority

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

Application No. NYM/2018/0036/FL

**Proposal: retention of agricultural storage building not in accordance with
NYM/2016/0537/AGRP together with erection of covered spray wash area**

**Location: Murk Head Farm
Harwood Dale**

Decision Date: 20 March 2018

Consultations

Parish – No objections

Site Notice Expiry Date – 26th February 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey 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.

Reason for Condition(s)

1.	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.
2.	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.

Signature:



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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. This application relates to a modern farm building sited to the west of a belt of mature trees previously approved under notification in 2016. The approved building was to measure 20 metres by 9 metres, 5 metres to eaves and 7 metres to ridge and was 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 agricultural building has not been constructed in accordance with the plans and an extension has since been built. This application seeks planning approval for the retention of the existing grain store and the erection of an additional covered spray area. The floor of the extension will be bunded so that the washings can be collected and transferred to a Biofilter. Three LED lights are proposed to be installed in the building (500W).

Main Issues

The main planning policies relevant to this proposal are Development Policy 3 (Design), Development Policy 5 (Listed Buildings) and Development Policy 12 (Agriculture).

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 5 of the Core Strategy and Development Policies Development only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

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 principle of an agricultural building at this location has already been approved in the 2016 application as it was thought that the building was clearly required for an agricultural purpose and was of an appropriate scale. Even though the footprint of the building has

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increased in comparison to the previous application approved, with the total building proposed measuring 32 metres by 12 metres with a ridge height of 11 metres at its highest point, the building is not thought to have an impact on the wider landscape as the building is not visible from the highway and is located to the north west of the steading, away from the listed farmhouse and holiday cottages.

In landscape terms, the site benefits from mature tree cover, particularly to the north and east boundaries which have been protected in previous planning applications. Consequently, it is recommended that these trees are protected in this application as they offer valuable screening and are considered to have amenity value in the context of the wider landscape.

In view of the above, the proposal is considered to be in accordance with adopted Policies and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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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