Yorkshire Dales National Park Authority

Application Code: R/59/52
Committee Date: 12/02/2019
Location: Throstle Nest Farm, Thornton Rust

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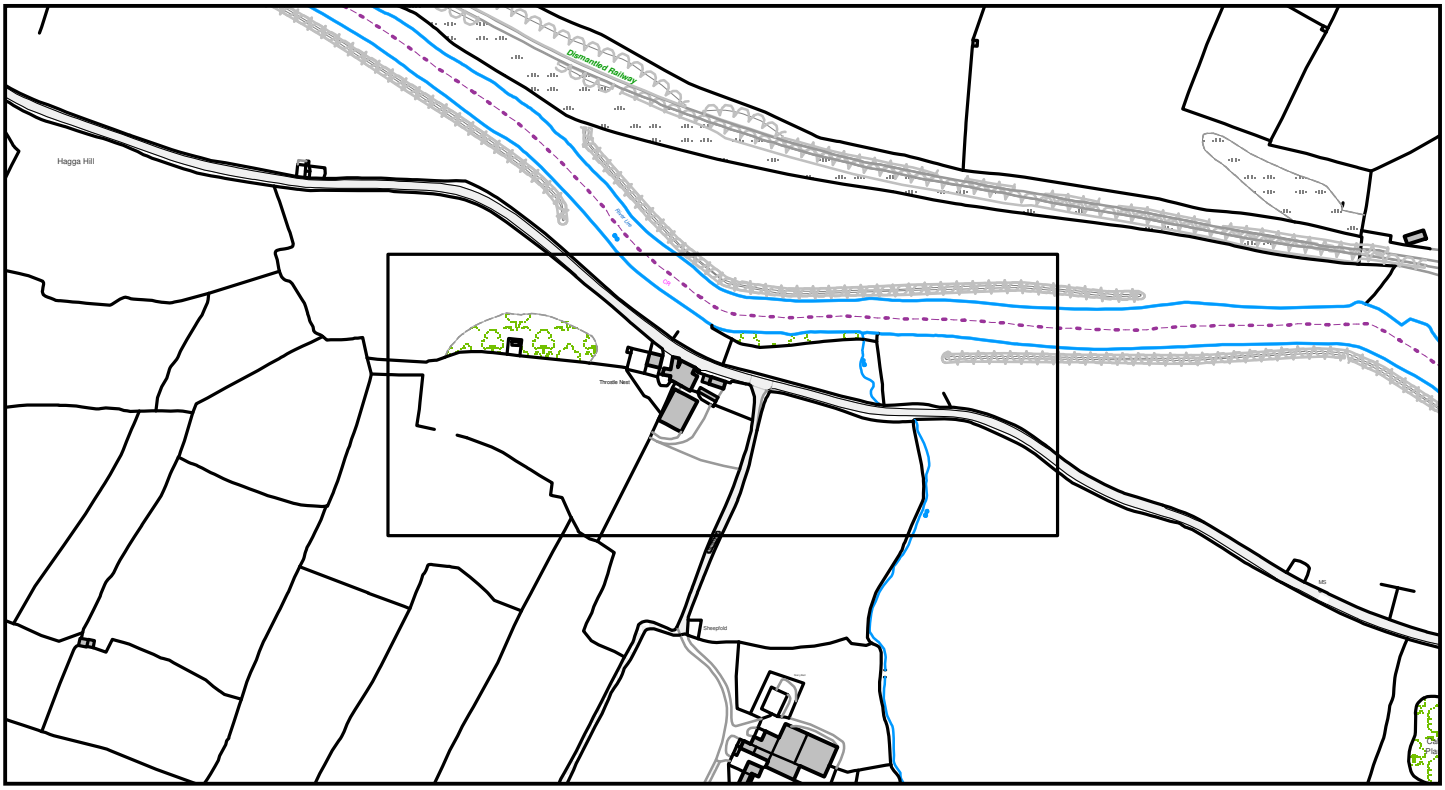

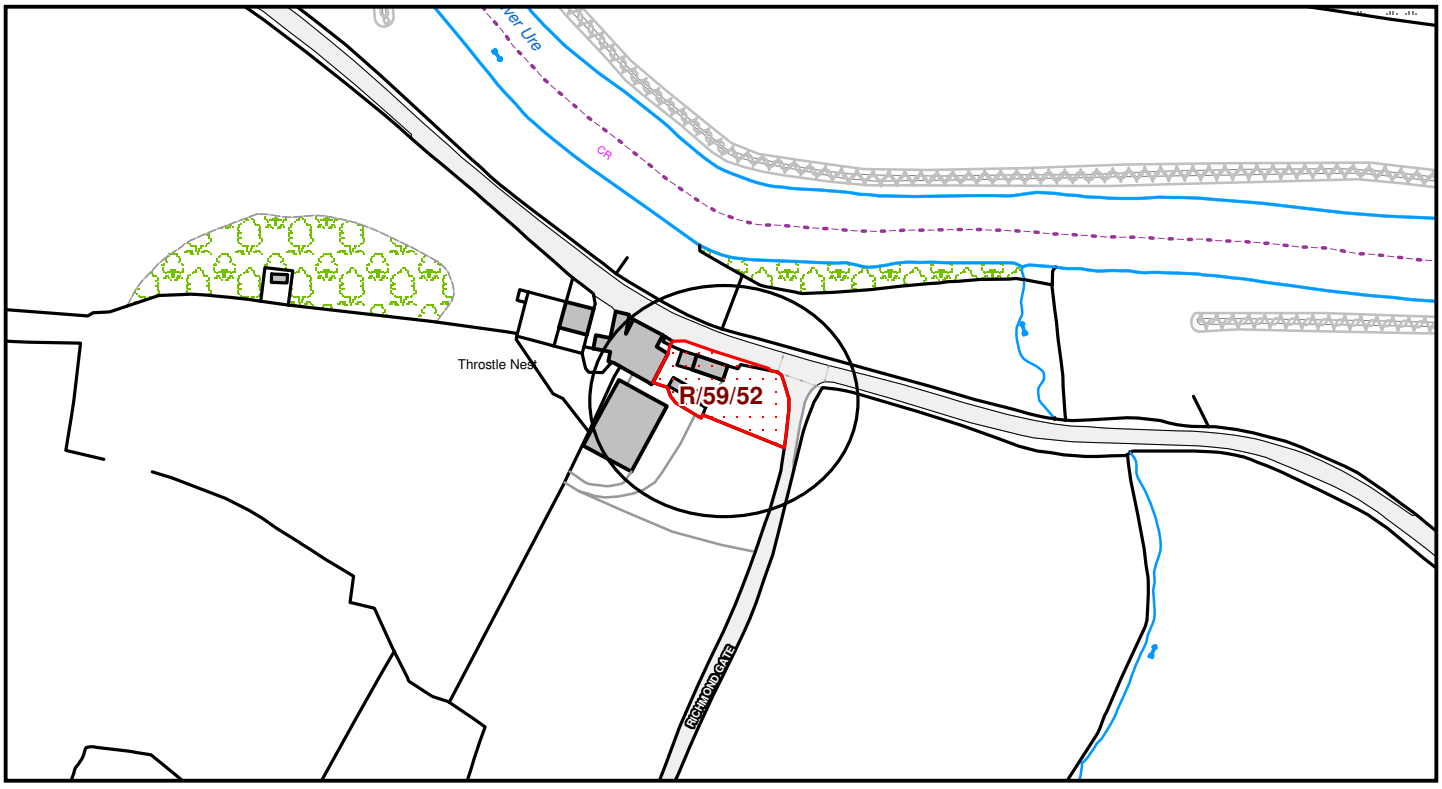

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Schedule No:14

Application No:	R/59/52		
District:	Richmondshire		
Parish:	Thornton Rust		
Applicant's Name:	Mr N Thornborrow,		
Grid Ref:	SD98558914		
Received by YDNP:	02/08/2018	**Officer:**	Tim Davis (North)

PROPOSAL: **full planning permission for demolition of existing agricultural buildings and replacement with steel portal agricultural building**

LOCATION: **Throstle Nest Farm, Thornton Rust**

CONSULTEES

Aysgarth & District PC	Strongly support. The Parish Council consider the current agricultural buildings to be in an unattractive derelict and potentially dangerous state and need replacing urgently. The proposed replacement building is in line with the existing building and should cause no concern. The Council consider the proposed development to be a planning gain as it will improve the landscape visually and will assist with the development of a local family business.
Addleborough Ward	No comments.
CEHO Richmondshire DC	No objections.
Environment Agency	No objections.
Trees & Woodlands	No objections. For any consent given, a landscaping plan outlining the replacement and new hedgerow, including details of species, size, planting density, protection and aftercare would ne necessary.
Wildlife Conservation Officer	No objections. In order to achieve some biodiversity enhancement (as per Local Plan Policy W2) durable bird boxes should be included.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

W2(15) - Biodiversity enhancement

BE2(15) - Rural land-based enterprise

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION
This application is reported to Committee for the following reason:
The application has been called to Committee by Mr Blackie and the public interest reason is that the existing buildings are in poor condition and unattractive whereas the proposed building is of an acceptable appearance.

APPLICATION SITE
The application concerns a group of agricultural buildings at Throstle Nest Farm located directly south of the A684 between Bainbridge and Aysgarth and close to the junction with Richmond Gate. Throstle Nest Farm is a working sheep farm set on 350 acres of owned land comprising a number of both modern and traditional buildings.

PROPOSAL
The proposal is for the demolition of three agricultural buildings and the erection of a large replacement building. The proposal includes the demolition of a modern tin sheeted building sited directly south of the A684 that has fallen into a state of disrepair and is no longer fit for purpose. A small stone built building adjacent to this would also be demolished to make room for the proposed building as would another modern agricultural building with sheep handling area.

The replacement building would measure approximately 30.5m by 15.24m with a maximum height of 7.22m and would be constructed of lower blockwork walls with Yorkshire boarding upper walls and a Van Dyke brown fibre cement roof. The blockwork walls on the east and west gable ends would be stone clad using stone taken from the traditional building proposed for demolition.

Excavation of the land would be necessary to create a level site meaning that the building would be sited approximately 1.3m below the ground level of the highway to the north. A new larger building is sought since additional space is necessary for the over-wintering of stock, storage of agricultural machinery and increased hay production.

RELEVANT PLANNING HISTORY
The Authority's records show no relevant planning history.

KEY ISSUES:
- principle of development
- impact on character and appearance of area
- impact on ecology
- parish council comments

PRINCIPLE OF DEVELOPMENT
Policy BE2 of the Local Plan (2015-2030) permits agricultural development where it is necessary to serve the needs of the enterprise in that location and the owner has not been instrumental in disposing of a building within the last three years that could otherwise have met the need proposed. In this instance, the proposed building would serve the needs of an existing farming enterprise and the demolition of the existing tin-sheeted building is considered acceptable (given its condition) as it is no longer fit for purpose. Similarly, the demolition of the smaller brick-built building is also considered acceptable since it is too

small to meet the required need. The traditional stone built building proposed for demolition dates from approximately the first half of the 19th century and represents one of the earlier parts of the farmstead. However, it is of relatively limited historic significance with no specific fabric or architectural features that would distinguish it from other traditional buildings of its date and period. Whilst it would be preferable to retain the building, its demolition would not be sufficiently harmful to warrant the application's refusal. As with the brick-built building, the traditional building is relatively small and would not meet the required need.

With this in mind, the proposed demolition of buildings and the erection of a new agricultural building is considered acceptable in principle (notwithstanding other considerations) in accordance with policy BE2 of the Local Plan (2015-2030).

IMPACT ON CHARACTER AND APPEARANCE OF AREA
The proposed building would form a highly prominent feature within the immediate landscape that is open to public views due to its siting directly adjacent to the A684 main road with its northern elevation abutting the grass verge next to the roadside.

The proposed building represents a significant increase in size when compared to the existing buildings. The proposed north elevation would measure approximately 3.9m above the ground level (road level) whilst the ridge height of the roof would measure approximately 7.2m. The 7.2m high gable would be seen ahead when approaching the site on the main road from the east and then the 30m long side elevation to 3.9m in height would run alongside the main road verge.

Given the proximity of the building to the main road and its size, it is considered that its scale and massing would dominate the site - the immediate landscape setting, the main road, and the complex of traditional farm buildings forming the centre of the farm. A large agricultural shed in this position would have an unfortunate visual impact for many years.

Alternative options were discussed with the applicant in an effort to mitigate the landscape impact of the building. For example the mass of the building could be reduced by dividing it into smaller units, or by breaking up the roofline, or by making the building narrower thereby reducing its ridge height. The applicant does not want to compromise on the size of the building and so locating the building on the southern side of the yard, away from the road and rising ground was suggested. This would reduce the prominence of the building when viewed from the highway and reduce its impact on the wider landscape. A further benefit of siting the building in this location would be that a landscaping scheme comprising native planting could be incorporated along the northern boundary of the site that would help break up views of the building and improve the appearance of the site more generally. However, the applicant has not been willing to act on these recommendations.

IMPACT ON ECOLOGY
The application is supported by a Bat Survey, which concludes that the areas of the site subject to demolition are likely to offer a negligible-low potential for use by bats for roosting. The proposal is not considered likely to impact upon the foraging potential of the local area. The Authority's Wildlife Conservation Officer has raised no objections subject to the installation of durable bird boxes are installed on any new building in accordance with policy W2 of the Local Plan (2015-2030).

PARISH COUNCIL COMMENTS
The Parish Council consider the current agricultural buildings to be in an unattractive

derelict and potentially dangerous state and need replacing urgently. Officers agree on the principle of replacing the existing buildings however there is a difference of opinion over the impact the proposed building would have on its surroundings. The Parish Council finds that the building will improve the landscape visually as well as assisting with the development of a local family business.

ANALYSIS OF MATERIAL CONSIDERATIONS
An important element of good design is that a proposal should relate positively to the site, its immediate setting and wider landscape setting (policy SP4). In this instance, however, the siting of the building and its scale and massing means that it would dominate its immediate surroundings and harm the landscape. This is particularly disappointing as an alternative location has been identified for the building that would mitigate much of its visual impact. For these reasons the proposal does not amount to 'sustainable development' that is required by the NPPF and local plan policy.

Whilst the principle of a new agricultural building at Throstle Nest Farm is found to be sound in accordance with policy BE2 of the Local Plan (2015-2030), the scale and massing of the building and its prominent siting close to the roadside would result in a degree of landscape harm inconsistent with policies SP2 and SP4 of the Local Plan (2015-2030).

RECOMMENDATION

It is recommended that permission is refused for reasons based on the following:

In the opinion of the Local Planning Authority, the proposed agricultural building would dominate its immediate landscape by virtue of its scale and massing and its prominent siting adjacent to the highway. Consequently, the building would result in a degree of landscape harm that is considered unacceptable and inconsistent with policies SP2 and SP4 of the Yorkshire Dales Local Plan (2015-2030) and the Statutory Purposes of the National Park (S.5 National Parks and Access to Countryside Act 1949). The proposal also conflicts with the guidance in paragraph 172 of the National Planning Policy Framework 2018 and as such does not amount to sustainable development required by the Framework.