

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0754/FL

**Proposal:** installation of additional window to coffee roastery building together with construction of lean-to extension for agricultural purposes

**Location:** Moorgate Lees Farm, Hawsker Lane, Hawsker

**Decision Date:** 06 January 2020

**Extended to:**

## Consultations

**Parish –** No objections

**Site Notice Expiry Date –** 13 December 2019

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site plan	GA29 Rev A	29 October 2019
Proposed south elevation	GA25 Rev A	29 October 2019
Proposed west elevation	GA26 Rev A	29 October 2019
Proposed east elevation	GA27 Rev A	29 October 2019
Proposed north elevation	GA28 Rev A	29 October 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The development hereby permitted shall be used for agricultural storage incidental to the occupation of the main dwelling and associated agricultural business on the site and for no other purpose.

4. External Lighting - Submit Details  
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

5. Roof Colouring (insert)  
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.

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**Application Number: NYM/2019/0754/FL**

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**Reason(s) for Condition(s)**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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**Application Number: NYM/2019/0754/FL**

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**Background**

Moorgate Lees Farm comprises a substantial two storey red brick and pantile farmhouse set amongst a group of traditional and more modern stone and brick outbuildings, one range of the traditional buildings has been converted to an office/studio space. It is situated in an isolated location, approximately 300 metres to the south west of the road that leads from High Hawsker to Whitby Abbey.

Planning permission was granted earlier this year to renovate an existing steel portal frame building into a coffee roastery.

Planning permission was subsequently granted for full planning permission to construct a fire pond required to comply with Building Regulations to fulfil the firefighting requirements of the new coffee roastery building.

This application seeks permission to construct a lean-to extension to the rear of the building, where a static caravan is currently located, between the building and the proposed fire pond.

The building would be used for agricultural storage and for lambing and calving, in association with the agricultural land on the property.

In support of the application the applicant has stated that:-

Aspiration has always been to farm on a small scale and we have been using the land to graze 12 cows and over 40 sheep. The ambition is for a small herd of robust cattle and a flock of sheep so need availability of a shed to store feed, hay, agricultural machinery and for lambing and calving.

**Main Issues**

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

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 and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 12 of the Local Development Plan 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

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**Application Number: NYM/2019/0754/FL**

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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 proposed lean-to extension would be in keeping with the host building and would be simply designed for the purposes of agriculture. It would also be discretely located to the rear of the property. It would be well screened by existing development and not be visually intrusive in the immediate or wider landscape.

In view of the above it is considered to be in accordance with CPA and Development Policies 3 and 12 of the Local Development Plan. Consequently, approval is recommended.

**Draft Local Plan**

Policy BL5 of the Draft Local Plan relates to agricultural development and seeks to support new agricultural development where it will not have an adverse impact on the landscape and is designed for the purposes of agriculture. This Policy can only be given limited weight at this stage.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.