

# North York Moors National Park Authority

District/Borough: Ryedale District  
Parish: Lockton

Application No. NYM/2020/0152/AGRP

**Proposal:** erection of replacement agricultural storage building

**Location:** High House Farm, Lockton

**Decision Date:** 27 April 2020

**Extended to:**

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## Consultations

**Parish -**

**Site Notice Expiry Date –** 27 April 2020

### Director of Planning's Recommendation

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

1. No external lighting shall be installed in the development hereby permitted unless otherwise approved in writing by the Local Planning Authority.
2. 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.

### Informatives

Adequate guttering should be installed on the roof and directed to water collection or soakway to avoid clean rainwater becoming fouled by machinery or stock movements in the yard and creating a source of dirty water.

### Reason(s) for Condition(s)

1. 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.
2. 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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**Background**

High House Farm is a large farm unit, located on Pasture Road (which leads from David Lane) on the eastern side of the A169, out of the village centre of Lockton. Both David Lane and Pasture Road are scattered with farm holdings.

This application relates to an established group of farm buildings which are located in an isolated location to the north east of the main farmstead. The fields around this group of buildings are used for cattle grazing.

This current Notification seeks the Authority's approval for a further agricultural storage building replacing an existing smaller building on site. It would measure 36.92m long x 12m wide with a height to the ridge of 8.34m. The group of buildings it is within have ridge heights varying from 7.53m to 6.5. The building would be 4.5m longer than the building to which it is adjacent but there is a further building at right angles beyond the existing group.

The applicant has stated that the busing is required for the storage and preparation of food for livestock.

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**Main Issues**

The relevant policy of the NYM Core Strategy and Development Policy Document is Development Policy 12 (Agriculture). DP12 is supportive of proposals for new agricultural 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; and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

However, in the consideration and determination of prior notification applications, the Authority can only assess the proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology.

The Authority is satisfied that the proposed agricultural building is suitably designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider open agricultural landscape of this part of the Park. It would also be physically and functionally related to the existing buildings and satisfactory functional reasons have been submitted.

The farm holding is of considerable size and it is therefore accepted that sufficient buildings are required to enable efficient farm management. On the basis that the proposal is clearly designed for agricultural purposes, is physically and functionally linked to the existing and long established farm business and would not have a detrimental impact on the character of the area.

In view of the above, approval is recommended.

**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.