

# North York Moors National Park Authority

---

Parish: Newholm-Cum-Dunsley

App No. NYM/2020/0649/FL

---

**Proposal:** erection of agricultural livestock building

**Location:** Home Farm, Dunsley Lane, Dunsley

**Applicant:** Mr Paul Hodgson  
Home Farm , Dunsley , Whitby, YO21 3TL

**Agent:**

**Date for Decision:** 27/10/2020

**Extended to:**

---

## Consultations

**Parish** – No objections – 20 September 2020

**Forestry Commission** – No comment – 28 September 2020

**Site Notice/Advertisement Expiry Date** – 13 October 2020

## Director of Planning's Recommendation

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

1. TIME01 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. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations  
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. MATS19 Roof Colouring (insert)  
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey to match the existing buildings and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

---

**Application Number: NYM/2020/0649/FL**

## 4. GACS07 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. MISC03 Building to be Removed if Not Used for Agriculture

If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

**Informative(s)**

## 1. MISCINF02 Coal Referral Area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at [www.groundstability.com](http://www.groundstability.com)

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

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN00 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.

**Application Number: NYM/2020/0649/FL**

---

- 4      GACS00      In order to comply with the provisions of NYM Core Policy A Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
  
- 5      MISC00      In order to comply with the provisions of Strategic Policy A and Policy BL5 of the North York Moors Local Plan which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.



---

**Application Number: NYM/2020/0649/FL**

---

**Background**

Home Farm occupies an elevated position in the south west corner of the small village of Dunsley near Whitby. The application site itself lies behind a substantial high grass verge and comprises the main farmhouse and a range of traditional and modern agricultural buildings.

Planning permission was recently granted for the erection of an additional straw shed under reference NYM/2020/0245/FL. The approved building is located within close proximity of the existing agricultural buildings and will have an overall height of 7.8 metres. The building will fill in an open corner of the existing buildings with a footprint of 13.5 metres by 20 metres. The approved building will be Yorkshire boarded with a dark grey fibre cement roof.

This application seeks planning permission for an agricultural livestock building. The proposed building is to be located in the south-western corner of the site and will be 18.3 metres by 16.8 metres, with an overall height of 6.8 metres. The building will be Yorkshire boarded with a concrete panel plinth and a dark grey fibre cement sheet roof to match the existing buildings.

**Application Number: NYM/2020/0649/FL**

---

**Main Issues**

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy BL5 relates to the development of new agricultural buildings and structures or extensions to existing buildings. The policy is clear that development will only be permitted where the form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park. There must be a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need. The building must be designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces. The site must be related physically and functionally to existing buildings associated with the business.

The proposed building is to be used by the existing cattle on site; the applicant will not be increasing their current livestock numbers. The proposed livestock building is to be constructed of materials to match the existing modern agricultural buildings on site and will fill in the undeveloped southern corner of the site. The building will be visible from Dunsley Lane at a long distance; however the building will not extend beyond the existing built up area of the site so it is not considered that the proposed livestock building will have a detrimental impact on the wider landscape. The proposed materials (Yorkshire boarding, concrete and dark grey sheet roof) complement the existing building on site and the surrounding landscape, therefore reducing the visual impact of the development. The additional building will not result in an increase of activity or noise and therefore it unlikely to have an impact on nearby residents.

No objections have been submitted in response to the application and in view of the above, the application is recommended for approval.

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

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.