

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0093/FL**
Proposed Development: erection of agricultural storage building (retrospective)
Location: Linglands Farm, Gowland Lane Cloughton
Applicant: Mr Brian Thompson

CH Ref: **Case Officer:** Kay Aitchison
Area Ref: 4/24/30E **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 March 2021
FAO: Helen Webster **Copies to:**

There are **no local highway authority objections** to the proposed agricultural building within the existing farmstead, which has a constructed vehicle access from Gowland Lane.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
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e-mail:

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0093/FL
Date: 14 March 2021 15:44:59

NYM/2021/0093/FL Erect agricultural storage building (retrospective) at Linglands Farm, Gowland Lane

The above application has been considered by Cloughton Parish Council. Council takes a dim view of applications which seek to regularise retrospective development.

Council is concerned about the size of the building since it is considerably larger than the 465 sq. m. allowed under the agriculture notification planning exemption extant at the time construction began (27/2/2018). It is acknowledged that The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 which came into force on 6th April 2018 allows a building of under 1,000 sq.m. to be constructed under the amendments at Part 6. It is therefore accepted that were this application to be submitted now, it would qualify for the Part 6 exemption on size grounds.

However, Council is concerned that while the original application did not show any rooflights - presumably because they were not deemed necessary in a building which was to be use for the storage of agricultural produce - the building currently applied for shows 40 rooflights and says the building is to be used for storage of straw and farm machinery. It is thought that the angle of the roof will result in sunlight being reflected from the rooflights - this will mean the building being visible from a considerable distance. Officers will recall the problem of reflected light from farm building roofs was an issue with the buildings at the new farmstead at Cloughton Fields and Council sees nothing to indicate the same problem will not occur with the current application. Council can see no justification for all these rooflights.

Council therefore asks that 1] use of the building is restricted to the storage of agricultural produce produced on this agricultural holding and farm machinery (ie use for housing livestock is specifically prohibited) and 2] the rooflights are removed and replaced with ordinary roof sheets.

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J Marley (Mrs) CiLCA
Clerk to Cloughton Parish Council
Annan,
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