

# North York Moors National Park Authority

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Parish: Eskdaleside-Cum-Ugglebarnby

App No: NYM/2021/0064/FL

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**Proposal:** erection of extension to existing agricultural shed for storage purposes

**Location:** Hollybush Farm, Littlebeck Lane, Littlebeck

**Applicant:** Mr Tim Lawn, Hollybush Farm, Littlebeck Lane, Littlebeck, Whitby, YO22 5HY

**Agent:** Bell Snoxell Building Consultants Ltd  
fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

**Date for Decision:** 30/03/2021

**Extended to:**

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## Consultations

**Highways** – No objection – 1 March 2021

**Natural England** – No objection – 23 February 2021

**Forestry Commission**– No opinion – 2 March 2021

**Site Notice/Advertisement Expiry Date** – 23 March 2021

## 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. MATS00 All materials used in the construction of the development hereby permitted are to match those of the host agricultural building; including concrete blockwork, Yorkshire boarding and grey corrugated cement sheet roof. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

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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.

**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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
  
4.        GACS00    In order to comply with the provisions of 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.

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**Background**

Hollybush Farm is located off Littlebeck Bank, just north of the main built up area of Littlebeck. The site comprises a traditional stone and pantile farmhouse and numerous modern agricultural buildings. Permission was granted in 1997 for a large livestock building; this application seeks permission for a modest extension to this livestock building for storage purposes.

The proposed extension is to be constructed of materials to match those of the existing livestock building. The proposed extension is roughly 9 metres by 8 metres and projects off the northern elevation of the existing building and sits well below the eaves height of the host structure, measuring 4.5m to the ridge.

**Relevant Policies**

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.

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The site must be related physically and functionally to existing buildings associated with the business.

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.

**Main Issues**

The modest extension to the existing livestock building is to be used for straw and hay bale storage which is used as feed and bedding for the farm animals. The extension will have an open elevation facing east and is constructed of materials to match the host building. It is not considered that the proposed extension will have a detrimental impact on the host building or surrounding area, nor will it alter the use of the building.

The proposed extension is considered to be appropriate in terms of design, materials, scale and form. No objections have been submitted to the Authority 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.