

## North York Moors National Park Authority

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Parish: Lockton

App No: NYM/2021/0060/AGRP

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**Proposal:** prior notification for erection of general purpose agricultural building under Part 6

**Location:** High House Farm, Lockton

**Applicant:** FHJA & MA Eddon, fao: Mr Mathew Eddon, High House Farm, Lockton, Pickering, YO18 7NU

**Agent:** Norman and Gray Ltd, fao: Mr Richard Feaster, Unit 1 & 2 Malton Road Industrial Estate, Malton Road, Pickering, YO18 7JW

**Date for Decision:** 31 March 2021

**Extended to:**

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### Director of Planning's Recommendation

**No objection** subject to the following conditions:

1. MATS19 **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.
2. MATS00 The building hereby approved shall be fitted with guttering in order to capture rainwater from the building and directed to a soakaway or storage facility for reuse on the holding.
3. RSUO00 This building has been granted based on the information submitted with the application and written confirmation provided on 19 March 2021 stating that there will be no increase in livestock numbers at the holding. Due to the environmentally sensitive nature of the locality and its vulnerability to the effects of increased agricultural emissions, there shall be no increase in herd size on the farm without a further grant of planning permission (whether with or without any further increase in livestock buildings on the holding).
4. 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.

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## **Consultations**

**Natural England** - No objection.

**Site Notice Expiry Date** - 18 March 2021.



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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. High House Farm is located on the north side of the lane, forming a cluster of properties at the right-angle bend in the lane. The farm comprises the original farmhouse, adjacent traditional outbuildings and an extensive range of modern agricultural buildings forming a long farm yard extending northwards. To the east, on higher ground but still in close proximity to the original steading is a modern residential property and further livestock buildings. The farm also benefits from a further, long-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 notification proposes the construction of a long building to be constructed immediately adjacent the existing buildings at the main farm yard. The proposed building would be situated to the east of the existing group. The land here is slightly higher than the main yard and as such, the applicant proposed to cut the building into the land form to ensure the ridge height is similar to the existing buildings. Furthermore, the ridge would have a split level, again to work with the land form. The building measures approximately 67 metres long by 13.7 metres wide. The higher section has an eaves height of 6.4m and a ridge height of 8.2 metres with the lower section having an eaves and ridge height of 5.1 metres and 7 metres respectively.

The applicant has confirmed in the supporting statement that the building is to have a mixed use and has been designed to store straw and high value farm machinery together with a livestock handling system and space to overwinter existing cattle to reduce the effect of poaching of the grassland over winter months.

**Main Issues**

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 farm is visible in the landscape, particularly from David's Lane and Pasture Road (a designated public footpath) but the farm is not prominent in views from the main A169. The farm is seen in the context of other farmsteads and nestles in the topography with a tightly defined farm yard which is linear in form, influenced by the land form. The yard is characterised by buildings of a similar size, scale and design, situated in very close proximity to each other.

Although this application proposes the construction of a new building to the east of the main yard, occupying a parcel of grassland, the proposed location seeks to minimise the impact on the landscape by siting the building immediately adjacent the existing group and within the interior angle of an 'L-shape' group of existing buildings. The proposal therefore appears as infill and would not extend any further into the open field than the existing building to the north. The split level ridge height and confirmation that the building would be cut into the land are considered sufficient to minimise the visual impact of development in this location.

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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 unacceptable 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.

Natural England has not offered any comment on the proposal and the Authority's Ecologist advised there was no objection on the understanding that the building was used for straw and machinery storage and livestock handling, but not housing.

However, the applicant volunteered further information following the Ecologists assessment as he was keen to ensure that the Authority was satisfied that the use of the building for overwintering existing livestock was acceptable in the event of a harsh or wet winter. The additional space may be required in order to provide less dense indoor housing for existing cattle in order to improve their welfare, reduce straw usage and to protect the land from winter poaching. The additional information provided has now been considered by the Authority's Ecologist. A summary of the advice is provided below:

The area of the shed proposed to be used as additional winter housing is substantial but below the threshold at which a SCAIL would be requested if a standalone shed. The applicant is also proposing to use part as an undercover feed area which will increase the area used and fouled by stock. That being said they are explicit that stock numbers will not be increased.

In order to understand whether spreading stock out in this manner was likely to change predicted emissions I ran a model SCAIL for the area using approximate figures for the farm for before and after the proposed development, reflecting the increase in floor area, and with no increase in stock the emissions profile did not change for a straw bedded system.

This being the case, provided stock numbers are not increased then I wouldn't object to the development. The increased floor area potentially to be used by stock however could raise the possibility that in future the applicants may feel that it is acceptable to increase the stocking density of the sheds, hence leading to increased herd size, and thus I would want a condition to be used to limit any increase in herd size on the farm without a further grant of planning permission (whether with or without any further increase in livestock buildings on the holding).

In view of the above and based on the applicant's additional information, the proposal is considered acceptable having regard to ecological effects and considerations.

The new building is on ground sloping down to other livestock units and the main farmyard, and therefore it will be important that guttering is installed directed to a soakaway or storage facility to ensure that clean rainwater does not become fouled by running through other buildings or on the yard.

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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.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying areas of the application which required further information/clarification with the applicant and requesting the submission of additional information to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.