

North York Moors National Park Authority

Parish: Egton

App No: NYM/2021/0094/FL

Proposal: erection of agricultural storage building

Location: Bank House Farm, Aislaby

Applicant: Mr James Hodgson
Low Farm, Dunsley, Whitby, YO21 3TL

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

Date for Decision: 14/04/2021

Extended to:

Consultations

Parish – No objections – 17 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. MATS19 Roof Colouring (insert)
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark/anthracite grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

Application Number: NYM/2021/0094/FL

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.
5. GACS07 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.
6. LNDS02A All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Informative(s)

1. MISCINFO
2 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 immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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.

Application Number: NYM/2021/0094/FL

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.

4. 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.

5. GACS01 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.

6. RSN
 LNDS01 In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.



Application Number: NYM/2021/0094/FL



Background

Bank House Farm is located roughly 1.2km south-west of the main built up area of Aislaby, within open countryside. The site comprises a traditional farmhouse, various traditional agricultural buildings of stone and pantile construction and numerous modern agricultural buildings.

This application seeks planning permission for the erection of an additional agricultural building which will be adjoining an existing agricultural building of similar construction. The proposed building is to be constructed of concrete panels and Yorkshire boarding, with an anthracite grey cement sheet roof. The proposed building measures just over 18m in length, just over 15m in width and has an overall height of 7.2m. The use of the building is for straw and feed storage.

Application Number: NYM/2021/0094/FL

Relevant Policies

Strategic Policy A relates to Achieving National Park Purposes and Sustainable Development. Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes. New development should conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and also promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

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.

Main Issues

The proposed building is to be closely related to existing modern agricultural buildings of similar construction and materials; whilst the site is within open countryside, it is not considered that the proposed building will have a detrimental impact on the surrounding landscape. The building is necessary for effective management of the farm and has been designed sympathetically and appropriately in relation to other buildings on site.

No objections have been raised in response to the application. The proposals are considered to adhere to the Authority's adopted policies and therefore the application is recommended for approval.

Application Number: NYM/2021/0094/FL

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.