

North York Moors National Park Authority

Parish: **Beadlam**

App No: **NYM/2021/0255/FL**

Proposal: erection of replacement agricultural livestock building

Location: High Farm, Beadlam Rigg, Pockley

Applicant: Mr Ian Teasdale, High Farm, Beadlam Rigg, Pockley, North Yorkshire,
YO62 7TG

Date for Decision: 26 May 2021

Director of Planning's Recommendation

Approval subject to the following condition(s):

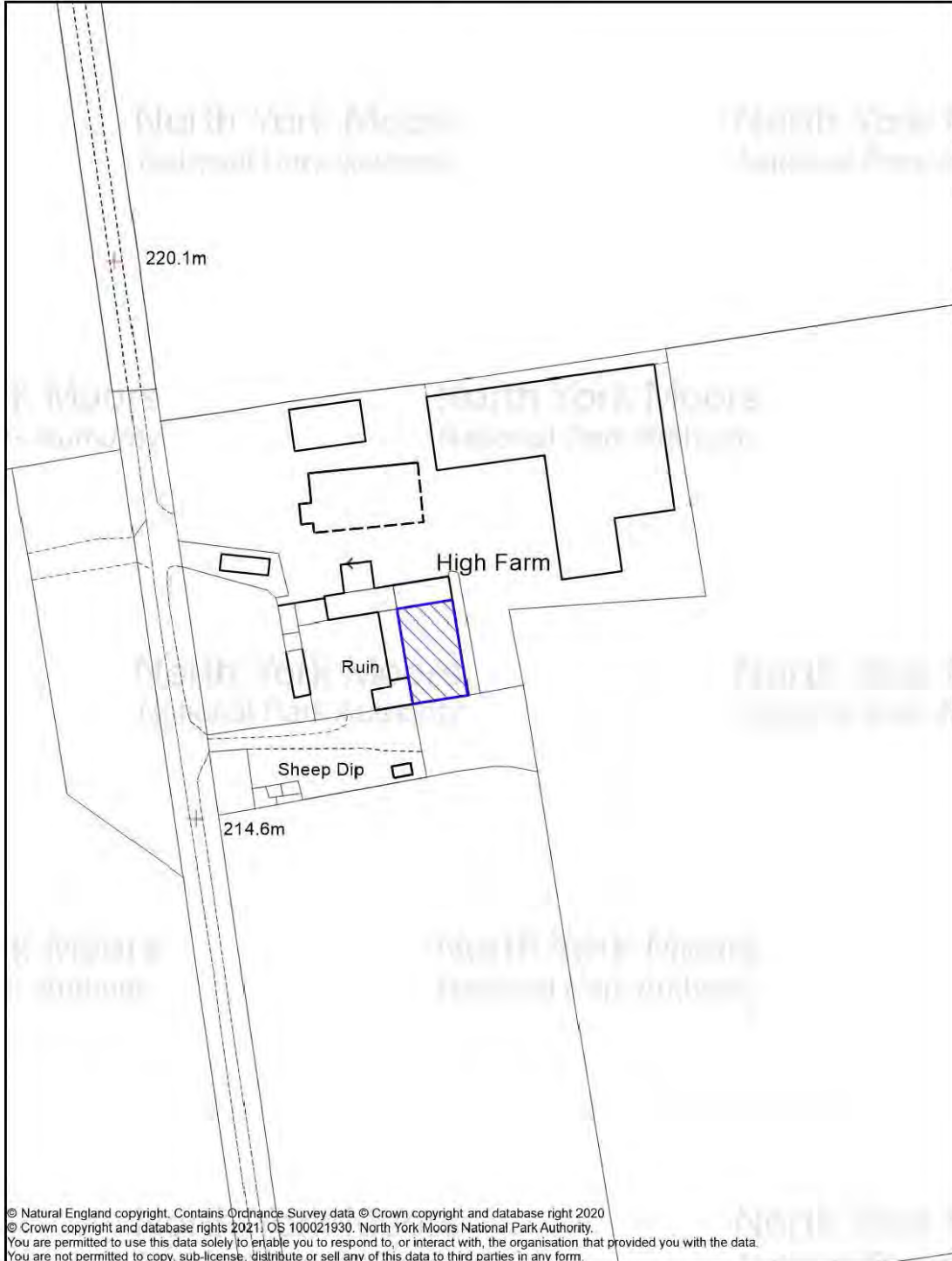
1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. MATS00 All new concrete panel lower walls, timber boarded upper walls and grey cement fibre roof sheeting utilised in carrying out the development hereby permitted shall match that of the existing buildings unless otherwise agreed in writing with the Local Planning Authority.
4. MISC03 Building to be Removed if Not Used for Agriculture



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National Park
Authority

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Scale: 1:1250





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Consultations

Parish -

EHO -

Site Notice Expiry Date - 6 May 2021

Background

High Farm is a 93ha cattle/sheep/pig livestock farm located in open countryside some 3 kilometres north of Pockley village at the end of the public road. It comprises a traditional farmhouse, range of traditional agricultural buildings and a number of modern agricultural buildings with the traditional buildings in a roadside position and the modern ones situated behind.

The modern buildings are typical of the area and constructed of concrete panel lower walls, timber space boarding for the upper walls and dark grey anthracite cement fibre roof sheets. The landform in the vicinity of the farm steading is gently sloping land which rises to the North and the area's appearance is characterised by traditional half hectare fields set amongst woodland plantations and dividing hedges. There are few Public Rights of Way in the vicinity other than the one across the front of the steading which follows on from where the public road ends.

Planning permissions were granted in 2014, 2016, 2017 & 2019 for additional modern barn and extensions in matching materials to be used as machinery/corn storage shed/livestock at the rear of the steading in amongst the existing modern farm buildings away from the public road. In 2018/19 a certificate of lawfulness was granted for a short-stay residential caravan and permission was granted to erect a shower block in connection with an exempted five van caravan site on a small parcel of land on the other side of the public road from the steading respectively. Last year saw three new /replacement agricultural buildings erected as part of a program of modernising the farm buildings at the site, these included a pair of general purpose agricultural barns to act as a covered muck store/straw store and a 15m x 18m roof over an existing concrete yard to form a cattle feed area constructed in matching concrete panel lower wall, with open upper walls and grey cement fibre sheeted roof. At the April 2021 Planning Committee, permission was granted for change of use and alterations to a single storey outbuilding attached to the farm house to create a small holiday letting room/annexe.

This application envisages an 18.3m long and 15.3m wide and 7m high replacement building which would form a covered feed area as an extension to a recently erected covered feed area in an area surrounded by existing farm buildings. It would be of concrete panel lower walls, and anthracite cement fibre sheeted upper walls and roof covering construction. No increase in livestock numbers is involved.

It would be in a central position in the steading where the traditional outbuildings give way to the modern farm buildings all within the context of surrounding farm paraphernalia. This application is before the Planning Committee as the application has been submitted by the spouse of a Planning Staff Member.

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Main Issues

NYM Local Plan Policy BL5 supports proposals for new agricultural buildings where: it is of an appropriate design, there is a demonstrated functional need, the scale of development is commensurate with the holding, the building is designed for agriculture, the site is physically well related to existing buildings to help assimilate it into the landscape, it will not harm local amenity and there is appropriate existing or proposed landscaping.

The proposed replacement building extension is well located in the middle of a series of other traditional and modern agricultural buildings, is of a design and materials to match the other buildings at the steading and benefits from landscaping required in association from recent other buildings approved at the farm. As such, it is considered to meet the Authority's planning policy requirements for permitting new agricultural buildings within the existing steading and is accordingly recommended for approval.

Pre-commencement Conditions

None

Contribution to Management Plan Objectives

Contribution to Management Plan Objectives Approval is considered likely to help meet Policy E3 which seeks to ensure new development does not have a detrimental impact on the landscape of the National Park.

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

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