

# North York Moors National Park Authority

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Parish: Cloughton

App No: NYM/2020/0960/AGRP

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**Proposal:** Prior notification for erection of grain storage and drying building under Part 6

**Location:** Linglands Farm, Gowland Lane, Cloughton

**Applicant:** Thompson Homes (Yorkshire) Ltd, Beacon Cottage Farm, Beacon Works, Scalby, Scarborough, YO13 0RB

**Agent:** Norman & Gray Ltd, 1 Malton Road Business Park, Malton Road, Pickering, YO18 7JW

**Date for Decision:** 28 January 2021

**Extended to:**

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## Director of Planning's Recommendation

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

1. MATS19 **Roof Colouring (dark grey)**  
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. 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.
3. LNDS03 **Trees/Hedging to be Retained (insert)**  
No trees, shrubs or hedges **to the north, east or west** of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
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

Site Notice Expiry Date - 08 January 2021.



Photograph showing development site; a pair of new agricultural buildings stand to the left with concrete apron and backdrop of mature trees. The buildings are both steel portal framed, with concrete panels to the elevations with dark green box profile sheet above and in the gable apexes. The buildings are attached side-by-side with gables facing forward. The building in the foreground (left) is open fronted with round straw bales and fertiliser in storage. The furthest building is enclosed by tall timber sliding doors. The development site is to the right of the picture; a small clearing with earth bund behind. Mature trees beyond.



Photographs showing long distance view of Linglands Farm (from Gowland Lane). Lingland Farm is to the left of the picture within woodland.

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Photo taken from back of the proposed site

**Background**

Linglands Farm occupies a very well screened position, set back approximately 300metres from Gowland Lane, accessed via a private road. The site comprises a stone farmhouse with adjoining cottage, a range of traditional and portal framed livestock buildings and approximately 176 acres of land. The agricultural buildings are located within a parcel of mature woodland which almost entirely screens the yard from view.

Planning permission has recently (and retrospectively) been granted for the erection of 2no modern steel portal frame buildings to regularise development undertaken following the issuing of a prior notification in 2018. The buildings are located immediately adjacent to one another; the enclosed grain store originally being the subject of the 2018 prior notification (but constructed larger than indicated) and the open fronted store was constructed as a replacement building following the removal of a dilapidated shed. The associated planning references for the above applications are NYM/2021/0072/FL and NYM/2021/00793/FL.

This prior notification proposes the construction of a further building at the site for the storage of wet grain and drying facilities. The building is proposed to measure 27.4 metres by 21.3 metres, 7 metres to eaves and a ridge height of 9.8 metres. Following lengthy negotiations and discussions with the Authority's Woodland Officer, the applicant has confirmed that the proposed building can be constructed on site without the need to fell any other trees.

**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.

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The proposed building does extend the existing farmyard to the north into an area of woodland. However, the existing yard is relatively small and opportunities for additional buildings within it, without impinging on circulation space are very limited. The building would be located in close proximity to the existing buildings and constructed within a clearing where aerial photographs reveal that silage bales have previously been stored. The Authority's Woodland Officer has expressed concern in relation to the loss of trees and the potential for the proposal to cause harm to the trees adjacent the site. The applicant has explained that when the other building was erected soil was moved to the side as it was too wet to move. This has now been moved as it has dried out which has created the space for the application. No trees have been removed just the earth bund. The clearing has dictated the relatively modest size of shed whereas the applicant has stated that a larger building would have been preferred.

Although the building is proposed to be located in a similar position to that proposed in 2018 and which was later amended to address Officer concerns in relation to its detachment from the main yard, since that time, other buildings have been constructed and woodland management which provide a better context for the development. The Authority's Woodland Officer has expressed concern in relation to the extent of tree felling which has occurred on site and whether the necessary consents have been sought (re. EIA regulations and Forestry Commission).

Following further investigation, the Woodland Officer has confirmed in view of the felling history which took place prior to the submission of the application, the loss of the trees does not represent a constraint and that provided the building can be accommodated on site without any further loss of trees then no objections are offered. In response to the Woodland Officer comments, the applicant has provided written confirmation, supported by photographs that the proposed shed can be accommodated in the existing clearing without any further tree loss.

There is a clear physical and functional relationship to the main farm. While some of the original buildings were no longer of a suitable quality and standard to meet current regulations for the storage of agricultural produce, they have been retained to provide ancillary storage. The poorest quality buildings have been removed.

In terms of design and materials, the building is clearly designed for agricultural purposes and would match the recently constructed sheds adjacent to it.

The building is proposed to have a height of almost 10 metres which is taller than the typical agricultural building with the existing modern buildings on site having a ridge height of 8.5metres. However, it is understood that additional height is required for drying facilities and in the context of this particular site which benefits from long established woodland screening, there will not be an unacceptable level of landscape harm. Furthermore, the proposal will help to improve the quality of storage facilities on the farm, enabling the business to function in an efficient and competitive manner, complying with increasing standards and thus ensuring a sustainable future.

There have been no third party objections or other representations submitted in connection with the proposal and In view of the above, Officers are satisfied that there is a functional need for the building and that the building has been designed for the purposes of agriculture

within the unit. It is not considered that the building would cause unacceptable harm to local ecology, archaeology or the wider National Park landscape or the setting of the house. Consequently, no objections are offered.