

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0325/FL

Development description: erection of agricultural livestock building

Site address: Moorfoot House, Glaisdale,

Parish: Glaisdale

Case officer: Miss Megan O'Mara

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
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	RSU000	The building hereby permitted is to be used for housing livestock and for agricultural storage only. The building is not to be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.
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

Document title

		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	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.
6	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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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	RSU000	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
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	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.
6	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF02	<p>Coal Referral Area</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

Consultation responses

Parish: No objection – 23 May 2021

Forestry Commission: No comment – 25 May 2021

Natural England: No able to provide detailed advice – 10 May 2021

Publicity expiration

Advertisement/site notice expiry date: 1 June 2021



This photograph shows the site of the proposed building. The building will run parallel, south of the existing livestock building visible in this image.

Background

Moorfoot House sits north east of the main built up area of Glaisdale. The main farmhouse is of stone and pantile construction and the site comprises the main dwelling and a number of modern agricultural buildings.

This application seeks planning permission for the construction of a building for the purpose of housing livestock, specifically breeding sheep over the winter. The building will run parallel to an existing livestock building on site and will be 15.2m long and 8.5m wide. The building will be 4m to the ridge height. The building will be constructed of Yorkshire boarding and concrete panels to match existing structures and will have an open feeder area on the north elevation.

Relevant Policies

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 essential for the effective management of the growing number of livestock, specifically moor and breeding sheep. The building is to be closely related to existing agricultural buildings on site and will be constructed of materials to match the adjacent buildings. The building is relatively modest in scale and has been appropriately sited within the holding. It is not considered that the proposed building will have a detrimental impact on the surrounding landscape; there is also unlikely to be any impact from wider views due to the existing topography of the site.

Overall, it is considered that the proposed development adheres to the Authority's adopted policies and Design Guidance. 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.