

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)

From: Mr Mark Hill

Mr Mark Hill (Head of Development Management)

File Ref: NYM/2020/0962/FL

Applicant: BHE Agricultural Contractors

Application for change of use of land, retention of 31 no. containers and siting of additional 7 no. containers for storage purposes (part retrospective) at Studford Farm, High Street, Ampleforth

I enclose for your attention the file relating to the above planning application which was approved by the Planning Committee on 22 July 2021, contrary to officer recommendation on the grounds that :

such a storage facility is needed by local communities and small businesses to avoid longer trips to outlying Market Towns, the environmental impact of the storage containers behind landscaped mounds and against the backdrop of large modern agricultural buildings was not harmful to the character and appearance of the landscape and the proposal represented an acceptable farm diversification at this particular contracting farm.

Committee delegated approval to the Director of Planning to draft suitable conditions, the following are recommended:

1. GACS02 (no outside storage)
2. GACS07 (no external lighting unless approved)
3. LNDS01 ...an extension of the existing landscaping scheme as shown on the submitted block plan. (additional landscaping)
4. LNDS04 (retention of existing landscaping bund)
5. MATS00 The shipping containers hereby approved shall be maintained a dark green colour in perpetuity and any areas of oxidation/rust shall be repainted within 3 months of the oxidation becoming visible. RSN MATS02
6. RSU00 In the event that any of the shipping containers are not used for the purpose of domestic or small business lock up storage, the containers shall be

removed from the site within 12 months of no longer being used for the approved purpose. RSN MATS02

7. RSU02 No retail sales from the containers.

I should be pleased if you would approve the issue of the decision notice.

Signed: Mr Rob Smith

Date: 12/08/2021