

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0601/FL

**Development description:** erection of general purpose agricultural/livestock building (sheep handling facility)

**Site address:** Lodge Farm, Common Lane, Glaisdale,

**Parish:** Glaisdale

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr Will Whitehead  
Lodge Farm, Common Lane, Glaisdale, Whitby, YO21 2PZ

**Agent:** Cheryl Ward Planning  
24 Westfield Mews, Kirkbymoorside, York, YO62 6BA,



## Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

### Condition(s)

Condition number	Condition code	Condition text
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>
2	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	MATS19	<p>Roof Colouring (insert)</p> <p>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.</p>
4	MATS27	<p>External Timber Cladding to be Stained Dark Brown</p> <p>The external timber cladding of the building hereby approved shall be stained dark brown or left to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
5	GACS00	<p>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.</p>
6	MISC03	<p>Building to be Removed if Not Used for Agriculture</p> <p>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</p>

		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.
7	MISC00	Guttering to water capture or field soakaway should be included to prevent run off mixing with mud or excrement in the farmyard, or contributing to poaching around the new building, and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**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	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	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.
5	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.
6	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.
7	MISC00	In order that potential contaminants are removed from the site in the interests of the health and safety of future occupiers of the development and to meet the requirements of Policy ENV7 of the North York Moors Local Plan which permits new development only where there will be no adverse effects arising from sources of pollution.

### Consultation responses

#### Highways

No objections – 31 August 2021

#### Natural England

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application – 19 August 2021

#### Publicity expiry

Advertisement/site notice expiry date: 15 September 2021



This photo shows the location of the proposed livestock building. The proposed building will sit parallel with the stone wall and will but built into the landscape.

## Background

Lodge Farm is a modest traditional farm steading/small holding occupying a roadside position along Common Lane in Glaisdale. The site is positioned on the southern side of the road with the main house and range of traditional buildings arranged in a linear pattern immediately adjacent the highway verge. A modern agricultural building was approved in 2019, continuing the linear range of buildings along the highway. The timber boarded building has now been completed, together with the associated access and landscaping.

This application seeks planning permission for an additional agricultural building for the purposes of housing the applicants existing holding of livestock. The proposed building to be Yorkshire boarded with a dark grey roof and is to be 5m deep and 16m long. It is proposed that the livestock building will sit parallel to the building approved in 2019 but the height will be significantly lower as it will be constructed into the existing topography of the site.

## Main issues

### 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.

## Discussion

The proposed agricultural building is required for the purposes of housing livestock together with processes associated with the handling of the applicants existing livestock. The applicant has stated that the building approved in 2019 is not sufficient in

size to meet the needs of the smallholding. The recently approved building provides storage space for machinery and feed but does not allow for housing of livestock according to the applicant.

Various landscaping works were completed in association with the building approved in 2019; these works included stone boundary walls. A stone wall runs parallel to the recently constructed agricultural building and it is proposed that the building to which this application relates will run alongside this wall. Due to the existing topography of the site, the proposed building will be sat significantly lower than the existing buildings on site and will be largely obscured by the existing stone wall. Therefore, it is considered that the proposed Yorkshire boarded building is unlikely to have a detrimental impact on the wider landscape, adhering to the Authority's adopted policies and Design Guidance. The building has been sited in a way that minimises the wider visual impact and follows the linear trend of development on site.

As the proposed building is for housing sheep only, the Authority's Ecology team have no objections. It is noted that the response from Natural England recommends that a SCAIL assessment is conducted to assess impacts on air quality. In this case modelling will not be required, as sheep are not considered a primary emitter of agricultural related emissions and are not included as source within the SCAIL model.

Overall it is considered that the building is appropriate in terms of scale, position, form and design and is sympathetic to the surrounding site. 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.