

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0632/AGRP

**Development description:** prior notification for erection of agricultural storage building under part 6

**Site address:** Hodgson Moor Farm, Gowland Lane, Cloughton

**Parish:** Cloughton

**Case officer:** Mrs Helen Stephenson

**Applicant:** Mr David William Fenby  
Green Garth, Smay Lane, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4PD

**Agent:**



## Director of Planning's Recommendation

No objection subject to the following conditions:

### Condition(s)

Condition number	Condition code	Condition text
1.	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>
2.	LNDS03	<p>Trees/Hedging to be Retained (insert)</p> <p>No trees, shrubs or hedges to the north 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.</p>

### Consultation responses

### Third party responses

#### Name

None received

### Publicity expiry

Site notice expiry date - 16 September 2021.



Photograph from site entrance showing modern Yorkshire board building approved in 2018 to the left with stacked wrapped silage bales in the centre. The proposed building is proposed to the right (north) of the 2018 building immediately adjacent the mature tree belt. From this angle, the site is screened from view by the bales.



Photograph taken from the access track showing the bales to the left and trees screening to the right of the track. The proposed building would be situated on the hard standing at the end of the track adjacent the trees.

## Background

Hodgson Moor Farm is located west of Gowland Lane, close to the junction with the main A171. It comprises a collection of fairly large modern agricultural buildings which are currently used to house cattle and pigs. A number of other agricultural items are stores outside at the site including machinery and wrapped silage bales. To the north of the site is a substantial and mature woodland plantation which extends the full length of the access track. The holding extends to 66 hectares of grazing land. The farm's livestock operation comprises 35 suckler cows/heifers and 45 followers with a further 2000 bed and breakfast pigs arriving every 12 weeks. There is no residential dwelling at the site and it is currently managed from an address in Robin Hoods Bay.

The existing buildings have been constructed under a series of agricultural notifications for new or extended buildings; one in 2004, two in 2008 – one of which was subject to a S106 agreement and the most recent notification was handled in 2018 following a change in site ownership.

The current notification relates to the erection of an open fronted agricultural machinery store of mono-pitch design constructed of a steel portal frame with steel sheet roof and rear elevation and Yorkshire boarded side elevations. The building would be located immediately adjacent the north boundary on an area of existing hard standing and measures 27.4 metres by 9.1 metres, 2.7 metres to rear eaves and 3.6 metres high at the front.

## 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.

The farm is visible in the landscape but benefits from substantial screening to the north which blocks all views from the A171. The existing yard is quite tightly defined and characterised by buildings of a similar size, scale and design, situated in very close proximity to each other. Due to the open nature of the landscape and the scale of existing development the site is fairly prominent in views from Gowland Lane. However, as the proposal relates to a relatively modest building located between the existing 2018 building and woodland to the north, the visual impact of the proposal is considered to be relatively low.

The Authority's Ecologist has expressed concern in relation to the likelihood of the requirement to removed trees and shrubs in order to accommodate the building and requested compensatory planting is this is the case. The applicant has advised that there is no need to remove any trees and consequently it is recommended that a

condition to retain the existing planting is included in order to protect the existing woodland habitat.

The building is proposed for the storage of machinery and implements associated with the holding which are currently stored outside. The Authority is satisfied that the proposed agricultural building is suitably designed for the purposes of agriculture in terms of its appearance, scale and location – having a close physical and functional relationship with existing buildings. The proposal will not therefore have an adverse impact on the character of the wider open agricultural landscape of this part of the Park.

There have been no objections or other representations submitted in connection with the proposal and In view of the above, Officers are satisfied that there is a functional storage 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.

#### Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying areas of the application which required further information/clarification with the applicant's agent and requesting the submission of additional information to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.