

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0144/FL

Development description: erection of extension to existing agricultural building for workshop and storage purposes together with re-roofing of a building (part retrospective)

Site address: Partridge Hill Farm, Ugglebarnby

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Mrs Hilary Saunders

Applicant: Mr Trevor Hodges

Partridge Hill Farm, Ugglebarnby, Nr Whitby, North Yorkshire, YO22 5HT

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	PLAN02	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.
2	RSU000	The development hereby permitted shall be used for agricultural workshop and storage incidental to the main agricultural business on the site and for no other purpose, including the keeping of livestock.
3	GACS00	No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
4	MISC03	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.
5	LNDS00	All planting works that were required under planning permission NYM/2007/0886/FL shall be completed in accordance with the approved landscaping scheme within the first planting season subsequent to the date of this permission. Any Trees or plants planted in accordance with this condition which, within a period of 5 years from the date of this permission, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2	RSU000	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with Strategic Policy A of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the NYM National Park.
3	GACS00	In order to comply with the provisions of Strategic Policy A and ENV4 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 or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.
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	LNDS00	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further</p>

		advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Consultation responses

Parish

Condition should be added that the landscaping associated with the previous application must be completed and fenced to protect the new trees.

Publicity expiry

Site notice expiry date – 29 June 2021

View of farm group along access track from main road



View of lean-to from farm yard



View of lean-to from access track



Background

Partridge Hill Farm is located to the south of the road from Ugglebarnby to Sneaton and on a raised area of land. The farmstead comprises a range of traditional buildings and smaller barns and larger modern barns to the right hand side of the access track which are visible from the surrounding area. Another large open sided hay barn (approved in 1949) was recently blown down in storms.

This application seeks retrospective planning permission for the erection of a lean-to agricultural workshop and store to serve the farmstead. The lean-to is located on the northern side of the substantial modern agricultural building and is partly clad in concrete panels and partly in vertical timber cladding.

The building is substantially complete.

Main issues

Local Plan

Policy BL5 – Agricultural Development seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

Material Considerations

It is considered that in the proposed location and of the form and size proposed, the building would meet the functional needs of the existing agricultural business operated from the site without harm to the visual character and appearance of the landscape. As such the proposal is considered to meet the requirements of Policy BL5 and approval is recommended.

However, previous permissions included a landscaping scheme which was undertaken during a very wet spring and only some of the trees have taken. The Parish Council has requested that this planting be conditioned properly and a condition is recommended in order to achieve that.

In view of the above considerations approval is recommended.

Pre-commencement conditions

N/A

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

Approval (No Amendments Required)

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.