

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0002

Development description: prior notification for erection of lean-to extension to existing building to house machinery under Part 6

Site address: Washbecks, Sneaton

Parish: Sneaton

Case officer: Miss Kelsey Blain

Applicant: Mr David Thompson
New Maybeck Farm, Sneaton, Whitby, YO22 5JE

Agent:

Director of Planning's Recommendation

No objections subject to the following:

Conditions

Condition number	Condition code	Condition text
1	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>
2	MATS00	<p>The external elevations of the extension hereby approved shall, within three months of first being brought into use, be clad in dark green box profile sheeting and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.</p>
3	MATS00	<p>The external surface of the roof of the extension hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
4	GACS00	<p>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.</p>
5	LNDS03	<p>Trees/Hedging to be Retained</p> <p>No trees, shrubs or hedges to the west and south 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>

6	MATS00	Prior to first being brought into use, the extension hereby permitted shall be fitted with guttering to divert rainwater to a soakaway or rainwater capture to direct water away from the hedgerow. The guttering shall be maintained in good working order in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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Consultation responses

Third party responses

None.

Publicity expiry

Advertisement/site notice expiry date: 21 February 2022

Photo looking north showing existing agricultural building.



Photo looking west showing existing agricultural building and hedgerow.



Background

Washbecks is an 8ha smallholding located in the open countryside to the east of Sneaton. The farm currently runs 67 Breeding Ewes/Tups and 10 Hogs. An existing modern agricultural building is located in the south west corner of the site, adjacent to the unclassified highway. The general purpose shed is currently used for storing feed and lambing.

This prior notification application seeks approval for the erection of an extension to the existing agricultural building. The extension would be located on the northern side of the existing building and would be used for storing agricultural machinery.

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 proposed extension is suitably designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider open agricultural landscape of this part of the Park. The extension is proposed to serve an established agricultural enterprise and is clearly designed for agricultural purposes.

The extension would be of a lean-to design with the ridge of the extension meeting the eaves of the existing agricultural building and would be constructed in appropriate materials to match the existing building. The applicant has confirmed that the box profile sheeting on the existing building will be coloured dark green to match the proposed extension. The development would extend from the northern gable of the existing building by 12.2 metres with an overall height of 4.8 metres.

The extension would largely be obscured from view from the highway by the existing agricultural building and established hedgerow to the west and south of the site. The Authority's Ecologist offered no objections to the proposal provided the extension would have no detrimental effect on the adjacent mature hedgerow. The applicant has confirmed that no excavation will take place within 4 metres of the hedgerow which is separated from the application site by a small ditch. Officer's requested that consideration was given to the implementation of a landscaping scheme to the north of the site, however the applicant did not feel this would be necessary due to the existing screening to the west and south of the site and the fact that the lean-to design of the extension would reduce the wider visual impact of the existing building. Established vegetation to the north and east of the field would also reduce the visual impact of the development which would be viewed in the context of the existing agricultural building, the appearance of which will also be improved by the use of dark green profile sheeting.

For the reasons outlined above, it is not felt that the extension would have any adverse landscape, ecological or archaeological impacts. This application is therefore recommended for approval.

Pre-commencement conditions

N/A

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.