

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0088

Development description: prior notification for erection of grain store building under part 6

Site address: Fox and Rabbit Farm, Lockton Lane, Lockton

Parish: Lockton

Case officer: Mr A Muir

Applicant: DJ & FK Cockerill

fao: Mr Graham Cockerill, Fox And Rabbit Farm, Lockton Lane, Lockton, Pickering, YO18 7NQ

Agent: Ian Pick Associates Ltd

fao: Mr Ian Pick, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>IP/GK/01</td> <td>14/01/2022</td> </tr> <tr> <td>Site Plan</td> <td>IP/GK/02</td> <td>08/02/2022</td> </tr> <tr> <td>Elevations and Floor Plans</td> <td>IP/GK/03</td> <td>24/02/2022</td> </tr> </tbody> </table>	Document Description	Document No.	Date	Location Plan	IP/GK/01	14/01/2022	Site Plan	IP/GK/02	08/02/2022	Elevations and Floor Plans	IP/GK/03	24/02/2022
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2	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												
3	MATS00	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.												
4	LNDS01	<p>Landscaping Scheme Required</p> <p>Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for additional tree planting contiguous with the north, west and south field boundaries to bolster the existing tree cover and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local</p>												

		Planning Authority. The approved landscaping scheme shall be maintained in perpetuity.
5	DRGE00	<p>No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:</p> <ul style="list-style-type: none"> i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii) include a timetable for its implementation; and, iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Consultation responses

Borough/District
insert

Ward
Insert

Parish
Insert

Highways
Insert

Yorkshire/Northumbrian Water
Insert

Environmental Health
Insert

Third party responses

Name
Insert

Publicity expiry

Site notice expiry date 25 March 2022



View north east from C67 toward building range



View north east from C67 towards site and tree belt to south of proposed site

Background

This Notification seeks prior approval for the erection of a grain store on land at Fox and Rabbit Farm which lies 500m south of the Fox and Rabbit junction on the A169/C67 and 3 miles north of Thornton le Dale on the C67. The proposed building will measure 27.43 metres by 18.288 metres with an eaves height of 6 metres and a ridge height of 8.5 metres. The building is a portal framed structure with an external envelope clad in concrete panels with profiled sheeting above under a fibre cement roof.

The building is required to provide grain storage for the applicants who operate an established agricultural enterprise extending to 215 hectares of land to the north, east and south of the farm.

Main issues

Under the Town and Country Planning (General Permitted Development) Order Part 6, the prior notification procedure does not allow the Authority to look at the principle of

the development and can only assess the proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology.

The Authority is satisfied that there is a functional need for the building to support the existing established agricultural business and that the building is suitably designed for the purposes of agriculture. Its form, height and bulk is typical of modern farm buildings and its position relates well, both physically and functionally to the existing agricultural buildings on the site. The building will be sited such that it will generally be hidden from view by the existing tree planting to the north west and south of the site.

The Authority's Conservation and Park Services departments have been consulted on this application. The application is considered to lead to loss of habitat due to the removal of trees within the tree lined areas and as such a condition has been applied to ensure additional planting is incorporated into the overall scheme to overcome this issue. The application is silent on the capture of surface water, a condition has been applied to show how this water is to be captured and disposed of. No issues have been raised in respect of public rights of way.

It is considered that the proposed building will not have an adverse impact on the landscape of this area of the National Park and approval of the Notification is recommended.

Local Plan

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 22 which seeks to maintain a strong and viable farming and land management community that delivers more for climate, nature, people and place.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant approval in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.