

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0348

**Development description:** prior notification for erection of extension to existing building for storage purposes under Part 6

**Site address:** Bank House Farm, Egton Road, Aislaby

**Parish:** Egton

**Case officer:** Miss Lucy Gibson

**Applicant:** J W Hodgson

Mr James Hodgson, Low Farm, Dunsley, Whitby, North Yorkshire, YO21 3TL

**Agent:** Norman and Gray Ltd

fao: Mr Richard Feaster, 1 & 2 Malton Road Business Park, Malton Road, Pickering, North Yorkshire, YO18 7JW

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

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 building hereby permitted shall be coloured and thereafter maintained dark/anthracite grey and shall be maintained in that condition in perpetuity unless otherwise be 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>

### Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	PLAN00	<p>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.</p>
2	MATS00	<p>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</p>

		and that the special qualities of the National Park are safeguarded.
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	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

**Informative(s)**

Informative number	Informative code	Informative text
1	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

## Consultation responses

### Parish

No comments received

### Highways

No comments received

### Third party responses

None received

### Publicity expiry

Advertisement/site notice expiry date: 16 June 2022



This photograph shows the proposed siting of the extension, to the west elevation of the agricultural building.



This photograph looks towards the south and shows the existing modern agricultural buildings at Bank House Farm.

## Background

Bank House Farm is located roughly 1.2km south-west of the main built-up area of Aislaby, within open countryside. The farm currently runs 200 followers. The site comprises various traditional agricultural buildings of stone and pantile construction and numerous modern agricultural buildings.

This prior notification application seeks approval for the erection of an extension to the existing agricultural building, currently used for housing. The development would extend from the western gable of the building and would be used for storing fertiliser.

## 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 National Park. The extension is proposed to serve an established agricultural enterprise and is clearly designed for agricultural purposes.

The pitched roof extension would measure 9.1m x 9.1m, with an overall height of 5.1m to meet the ridge of the existing building. The extension would be constructed in appropriate materials to match the existing building, with box profile sheeting and concrete to the side elevations and a roller shutter door to the west elevation.

The extension would be partially visible from the highway to the north of the farm, however as the works would only extend an existing building, it is considered there would be no additional visual impact or harm to the landscape.

Further to this, there have been no comments received from the Authority's Conservation or Archaeology team.

For the reasons outlined above, it is not felt the development would have any adverse impacts on the wider landscape, or on ecology or archaeology. This application is therefore recommended for approval.

## Pre-commencement conditions

None

## 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.

