

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0433

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

Site address: Manor House Farm, Sneaton,

Parish: Sneaton

Case officer: Miss Emily Jackson

Applicant: B and F Wilkinson and Sons

fao: Mr Richard Wilkinson, Manor House Farm , Sneaton, Whitby, North Yorkshire, YO22 5HP,

Agent: Bell Snoxell Building Consultants Ltd

fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, Yorkshire, YO22 5JG, United Kingdom

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	GPMT05	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.
2	MC00	The external metal sheeting of the agricultural storage building hereby approved shall be coloured and thereafter maintained dark green and shall be maintained in that condition in perpetuity.
3	MC00	The agricultural building hereby permitted shall not be used to house livestock.

4	MC00	An owl nest box shall be installed on/within the building hereby permitted. The owl nest box shall be maintained in that location in perpetuity.
5	AC19	No external lighting shall be installed in the development hereby permitted.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
2	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
3	RSN MISC00	In order to enable the Local Planning Authority to retain control over the use of the building and ensure compliance with Strategic Policy A and Policy BL5 of the North York Moors Local Plan.
4	RSN MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
5	RSN AC01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.

Consultation responses

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 16th August 2023

Site plan showing location of proposed Agricultural Storage Building



Document title

Photograph showing existing agricultural buildings located south of the farmyard; proposed agricultural building to be located immediately south to these existing buildings.



Photograph showing view into site from main highway into site (B1416).



Background

Manor House Farm is a 48.6 Hectare holding situated on the Western Fringe of Sneaton Village on the B1416. The steading is made up of a central core of traditional buildings with additional modern barns to the east of the site. The buildings facing the road have been converted into residential accommodation whilst the working farm is located towards the southwest side of the farm.

This prior notification application seeks permission for the erection of an agricultural storage building for Hay and Straw under Part 6. The proposed building would measure 18.6 meters in length by 14 meters in width, with a height to the eaves of 5.15 meters and a ridge height of 6.7 meters. The proposed building would be constructed using low level grey block work and would be clad on the upper sections with green coloured steel cladding under a grey corrugated cement sheet roof.

It is proposed for the agricultural storage building to be located immediately south of the existing Silage Clamp and Sheep Shed buildings located on the southern boundary of the main farmyard with the rear elevation of the proposed building being directly in line with the side elevations of the existing buildings.

Main issues

Under the Town and Country Planning (General Permitted Development) Order Part 6, the Authority can only assess a prior notification proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology, rather than the principle of development itself.

Part 5 of the Authority's Design Guide: New Agricultural Buildings, states that new agricultural buildings should be sited within, or adjacent to existing agricultural buildings and be designed to remain in keeping with any existing agricultural buildings on site. Buildings should generally be dark coloured and have a dark-coloured roof to minimize visual impact.

Overall, the proposed agricultural building is considered to be of an appropriate design and scale. The proposed building would be constructed of suitable materials that are in-keeping with the existing agricultural buildings on site, utilising dark coloured steel cladding under a dark grey cement sheet roof. The proposed building would be sited to be seen in context of the already established agricultural buildings on site, and therefore, would not be considered to have an adverse impact upon the setting of the wider locality and National Park.

As part of the development, the Authority's Ecology Team have requested that reasonable enhancements for biodiversity are included within the development. Following this request, the applicant has since agreed to install an owl box on the western gable elevation of the proposed building which has been secured as a condition.

There are no archaeological issues with the development.

Conclusion

For the reasons outlined above, the proposed agricultural storage building would be of an appropriate scale and siting in relation to the existing buildings on site and constructed using in keeping materials. Sufficient biodiversity enhancement strategies have been agreed and there are no archaeological or ecological issues regarding the development. As such, approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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 recommended enhancements to the proposal including an Owl Box, so as to deliver sustainable development.