

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0524

Development description: erection of general purpose agricultural storage building

Site address: High House, Pasture Road, Lockton,

Parish: Lockton

Case officer: Mrs Jill Bastow

Applicant: FHJA & MA Eddon, fao: Mr Matthew Eddon, High House Farm, Pasture Road, Lockton, Pickering, YO18 7NU

Agent: Ian Pick Associates Ltd, fao: Mr Sam Harrison, 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	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	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.
4	MC07	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.

5	MC00	The building hereby approved shall be fitted with guttering to capture rainwater from the building which should then be directed to a soakaway or storage facility.
6	MC00	The building hereby approved shall not be used for the housing of livestock.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	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.
3	RSN GPMT02	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 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	RSN MISC05	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	RSN MISC00	To ensure that clean roof water does not mix with areas fouled by machinery and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan which seeks to ensure that development does not risk harm to water quality.
6	RSN MISC00	Due to the environmentally sensitive nature of the locality and its vulnerability to the effects of increased agricultural emissions and to comply with Policy ENV7 of the North York Moors Local Plan.

Consultation responses

Parish

No comments received

Forestry Commission

No comments received

Environmental Health

No comments received

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 12 September 2023

View of High House Farm from Pasture Road looking north-west – the proposed storage building will be positioned alongside the existing much larger green sheeted building



Background

High House Farm is a large agricultural unit, located on the north side of Pasture Road (which leads from David Lane) on the eastern side of the A169, outwith the main built-up village of Lockton. The area is characterised by scattered farm holdings, with High House Farm and the neighbouring Mount Pleasant Farm forming a cluster of properties at the right-angle bend in the lane.

The farm comprises the original farmhouse, adjacent traditional outbuildings and an extensive range of modern agricultural buildings forming a long farm yard extending northwards. To the east but still in close proximity to the original steading is a modern residential property and further livestock buildings.

Planning permission is sought for the erection of a general purpose building for the storage of hay, straw and silage. The building will be positioned immediately to the north of the recently approved livestock building (NYM/2021/0060/AGRP), which is currently under construction, and to the south and east of the existing buildings at the farm. The land has already been excavated to form a levelled area of hardstanding such that the building will sit lower than the surrounding fields.

The proposed building will measure 13.7 metres by 12.2 metres with an eaves and ridge height of 8.5 metres and 10.3 metres respectively. The external walls will be of concrete panels with steel profile sheeting (juniper green) above under a cement fibre sheeted roof.

Main issues

Local Plan

Policy BL5 (Agricultural Development) is the most relevant to this application. It requires there to be a functional need for the development to sustain the existing primary agricultural activity on the site and the scale of the development to be commensurate with that need.

The site for any new agricultural building should relate physically and functionally to existing buildings associated with the business and should be designed for the purposes of agriculture, using appropriate materials.

It seeks to ensure that the form, height and bulk of proposals for new agricultural buildings is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park. Where there is an absence of existing screening, a landscaping scheme should be provided which is appropriate to the character of the locality so as to reduce the visual impact of the proposal on the wider landscape.

Any proposal should not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity.

Discussion

The farm is visible in the landscape, particularly from David Lane and Pasture Road (a designated public footpath) but not unduly prominent and certainly not in views from the main A169. The farm is seen in the context of other farmsteads and nestles in the topography with a tightly defined farm yard which is linear in form, influenced by the land form. The yard is characterised by buildings of a similar size, scale and design, situated in very close proximity to each other.

In the proposed location, the impact of this storage building on the landscape will be minimal as it will be sited immediately adjacent the existing group of buildings associated with the farm, infilling a modest gap between the established buildings at the farm to the north and west and the recently approved (and under construction) new livestock building to the south. The proposal will therefore appear as infill and will not extend any further into the open field than the existing buildings.

The proposed building is suitably designed for the purposes of agriculture, will be physically and functionally related to the existing buildings and will meet the needs of the existing well-established business at High House Farm. In terms of its scale and location it will not have an unacceptable adverse impact on the character of the wider open agricultural landscape of this part of the National Park.

In view of the above, 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.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.