

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0590

Development description: erection of agricultural storage building

Site address: Inglegarth, High Cragwell, Aislaby

Parish: Aislaby

Case officer: Miss Megan O'Mara

Applicant: Mr James Robson

44 Throxenby Lane, Scarborough, North Yorkshire, YO12 5HW

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	MC00	The building hereby approved shall be used for storage purposes associated with the management of the surrounding agricultural land only. No livestock are to be kept in the building and the building shall not be used for domestic purposes.
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	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or black and shall be maintained in that condition in

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		perpetuity.
6	GPMT06	The external elevations of the storage building hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding left to weather naturally and shall thereafter be so maintained.
7	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
8	GPMT07	All new doors in the building hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. They shall be left to weather naturally or dark brown stained and shall be maintained in that condition in perpetuity.

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 UOR01	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an

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		adverse effect on the amenities of adjoining occupiers.
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 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.
6	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.
7	RSN AC01	In accordance with Policy ENV4 which seeks to protect dark night skies.
8	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.

Consultation responses

Parish

No objection

Highways

No objection

Natural England

No objection

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 24 October 2023



This photo shows the development site as existing.

Background

Inglegarth is a single storey dwelling located at the end of High Cragwell, Aislaby. The dwelling is a converted former agricultural building of stone and pantile construction. There is no other relevant planning history on site.

This application seeks planning permission for the erection of an agricultural building adjacent to the northwest gable of the dwelling. The proposed building is for the purposes of storage of land management equipment. The building measures 10m by 7m and is to be clad in vertical timber boarding under black sheet roofing.

Main issues

Local Plan

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy BL5 relates to the development of new agricultural buildings and structures or extensions to existing buildings. The policy is clear that development will only be permitted where the form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park. There must be a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need. The building must be designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces. The site must be related physically and functionally to existing buildings associated with the business.

Discussion

The proposed building will sit adjacent to the dwelling known as Inglegarth. The occupants of Inglegarth will be taking on the management of 12 acres of grazing land that was farmed by the applicant's late father for many years. The land is currently being used by a local farmer, on a short-term agreement, for grazing sheep. There are no buildings, stores or shelters currently associated with any of the land within the applicant's ownership and as such, this application seek permission for a storage building to facilitate effective land management.

The proposed use of the building is as an equipment store and workshop. The type of equipment to be stored is that needed to manage 12 acres of grazing land and

associated boundaries, for example, a small tractor or farm quad, trailer, topper etc. There will be no livestock kept in the building.

The Authority's Ecologist responded that the proposed development would result in an increase in hardstanding >25m² and therefore the applicant must demonstrate 10% Biodiversity Net Gain, in line with the Environment Act 2021. However, the applicant provided further details of a tree planting scheme, with which the NYMNPA has been involved in, and given that Biodiversity Net Gain is not a statutory requirement yet, the Authority's Ecologist is satisfied that no mitigations are necessary.

In regard to the appearance of the proposed development, it is considered that the building is unlikely to harm the character or appearance of the surrounding area. The dwelling itself has an agricultural appearance and as such it will not look out of place.

The proposed use is unlikely to have a harmful impact on the surrounding area as agricultural traffic is frequent along this private track. No livestock are to be kept in the building.

In view of the above, the application is recommended for approval.

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 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.