

# North York Moors National Park Authority

## Delegated decision report

Application reference number: NYM/2023/0664

Development description: erection of pole barn for parking purposes

Site address: High Farm, Stonegate, Whitby

Parish: Glaisdale

Case officer: Miss Lucy Gibson

Applicant: Mr Peter Clark

High Farm, Stonegate, Whitby, YO21 2AB

## 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	UOR03	The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4	GPMT06	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and painted dark brown or left to weather naturally and shall thereafter be so maintained.
5	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured dark grey and shall be maintained in

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		that condition in perpetuity.
6	MC00	Guttering should be provided on the building hereby approved which is directed to a soakaway or water storage facility.

#### 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 UOR03	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4-5	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 MISC00	In order to comply with Strategic Policy A of the North York Moors Local Plan which seeks to protect the landscape quality of the National Park and to ensure that clean roof water does not mix with areas fouled by machinery, thus preventing the creation of dirty water.

## Consultation responses

### Parish

No objection

### Highways

On the clear understanding that the applicant already has use for three parking spaces and already has a vehicular right of access between the public highway and the application site, there are no local highway authority objections to the proposed development.

### Third party responses

No responses received.

### Publicity expiry

Advertisement/site notice expiry date: 21 November 2023

This photograph shows the east elevation of High Farm, with the proposed siting on the pole barn behind the dry stone wall and hedge.



The shows the existing access to the side of the dwelling and the siting of the proposed pole barn where the parked vehicles are located.



## Background

High Farm is a traditional smallholding on the eastern edge of the Lealholm Moor. The site is stepped back from the highway and comprises the host dwelling and the fold yard, which is surrounded by some modest stone and pantile outbuildings. The grassed area and driveway between the site and the highway is classified as common land. The former stone and pantile barn, which is attached to the farmhouse, was granted planning permission for its conversion in 2008.

This application seeks planning permission for the erection for a 3 bay pole barn for parking purposes.

The barn would be constructed from timber, with Yorkshire boarding to each elevation and a mono pitched roof clad with galvanised corrugated sheeting. The barn would measure 5m x 8m, with an overall height of 2.6m, and would be tucked in the northern corner of the curtilage on established hardstanding currently used for parking, bounded by a dry stone wall and hedge between the neighbouring properties.

## Main issues

### Local Plan

Strategic Policy C (Design) seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 (Householder Development) seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of existing outbuildings and the development of new outbuildings, the outbuilding should be required for purposes incidental to the residential use of the main dwelling; any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling and new outbuildings should be located in close proximity to existing buildings.

## Material considerations

The pole barn would resemble a traditional agricultural pole barn which is completely open on the west elevation, and would be used for the parking of 3 vehicles in close proximity to the dwelling.

Despite the 8m width, it is considered that the building would be proportionate in size and subservient to the host dwelling. Further to this, it would be mostly screened from the east and would be partially visible from the highway to the north. It is considered that the design of the barn would sit well within the site and would not detract from the locality, which is characterised by a range of former agricultural buildings.

The building would be located approximately 5m to the west of the neighbouring building, which currently has a use as a holistic/natural therapy unit. It is not anticipated that there would be any harmful impact to the amenity of this site given the existing use as a parking area and the established screening between the boundary of each site.

The local highways authority initially asked for clarification in relation to which access is proposed to be used. The applicant confirmed that the existing access will be used, and they are satisfied with the submitted details, citing no objections to the proposed works.

In view of the above, it is considered that the proposed works would comply with the Authority's adopted policies and 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

Not applicable.

## 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.