

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0673

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

Site address: land south of the A171 between Hawsker and Stainsacre,

Parish: Hawsker-Cum-Stainsacre

Case officer: Miss Emily Jackson

Applicant: Mr Michael Sedman

c/o agent

Agent: Dee Atkinson & Harrison

fao: Ms Davina Fillingham, The Exchange, Exchange Street, Driffield, YO25 6LD,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	MC00	Guttering should be provided on the agricultural storage building hereby permitted that is directed to a ground soakaway or water storage facility and shall be maintained in that condition in perpetuity.
2	MC00	The agricultural building hereby approved shall not be used to house livestock
3	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 MISC00	To comply with the provisions of Policy ENV7 of the North York Moors Local Plan and to ensure that clean roof water does not mix with areas fouled by machinery thus preventing the

		creation of dirty water.
2	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.
3	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

16 November 2023.

Photograph looking of western elevation of existing agricultural building on site; additional agricultural storage building proposed to be constructed to the east of existing building. Screening implemented as part of 2015 approval can be seen to northern boundary.



Photograph looking of eastern elevation of existing agricultural building on site; additional agricultural storage building proposed to be constructed adjacent to this elevation. Screening implemented as part of 2015 approval can be seen to northern boundary.



Photograph showing view looking into the site from east (from Cinder Track).



Background

The application site is located in an area of open agricultural land to the south of the main A171 road, between Hawsker and Stainsacre, close to Whitby. Although the land holding is of a reasonable size, there is no associated dwelling and the land is managed by the applicant from a residential address in the nearby village of Stainsacre. The land in question is immediately south of the dismantled railway, known as the Cinder Track. The land extends to the north-west and south-west forming an 'L'-shaped block extending to some 45.03 acres. The applicant's agent has advised that the enterprise comprises 18.45 acres of arable land, 7.93 acres of permanent grassland and a further 18.92 acres of grazing land which is reported to be farmed under a North York Moors National Park Authority wildlife conservation scheme.

In December 2015, full permission was granted for the erection of an agricultural building in the north-west corner of field no. 1004 for housing cattle and for use as a machinery/produce store together with an associated access track. As part of the approval, a landscaping/tree planting scheme for three sides of the building was included to reduce visual impact of the proposal.

This prior notification application now seeks permission under Part 6 for the erection of a new agricultural building sited to the east of the existing agricultural building on the site. The proposed building would be used to store hay, straw and machinery that were previously stored at another holding but is now due to be sold.

The proposed agricultural building would measure 12.9 metres in length, 9.14 metres in width, 4.4 metres to the eaves, and a ridge height of 7.4 metres. The building would be of a portal steel framed construction with 2-meter-high concrete block walls with 2.2 metres of Timber Yorkshire Boarding above, under a green/grey fibre cement roof.

Main issues

Material Considerations

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.

The proposed agricultural building would align with the design principles set out within Part 5 of the Authority's Design Guide: New Agricultural Buildings. The proposed agricultural building would be constructed using materials to match that of the existing agricultural building on site, with a dark-coloured roof to minimize visual impact. As such, it is considered that the proposed agricultural building would be of an appropriate design.

In terms of siting, the proposed agricultural building would be sited adjacent to an existing agricultural building and would therefore be viewed in context with an already established site. It is considered that the existing landscaping to the north, east and west of the site implemented as part of the 2015 permission would continue to be sufficient to screen an additional agricultural building as proposed.

The Authority's Ecologist has no concerns regarding the proposal, however, has requested that conditions are applied stipulating that no livestock shall be housed in the building and that guttering is provided on the building directed to a soakaway or water storage facility to ensure that clean roof water does not mix with areas fouled by machinery.

No Archaeological Concerns have been raised regarding the application.

Conclusion

For the reasons outlined above, the proposed agricultural building would be of an appropriate scale and siting in relation to the existing buildings on site and constructed using in keeping materials, and therefore, it is not considered that the proposed building would have a detrimental landscape impact on the site or wider surrounding area. 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

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.