

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/W9500/W/24/3338100

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Matthew Eddon

Company/Group Name

FHJA & MA Eddon

Address

High House Farm
Lockton
PICKERING
YO18 7NU

Preferred contact method

Email



Post



B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes



No



Name

Mr Sam Harrison

Company/Group Name

Harrison Pick Ltd

Address

Station Farm Offices, Wansford Road
Nafferton
DRIFFIELD
YO25 8NJ

Phone number

Email

Your reference

Matthew Eddon

Preferred contact method

Email



Post



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

North York Moors National Park Authority

LPA reference number

NYM/2023/0791

Date of the application

30/11/2023

Did the LPA validate and register your application?

Yes



No



Did the LPA issue a decision?

Yes



No



Date of LPA's decision

15/01/2024

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes



No



Does the appeal relate to an existing property?

Yes



No



Address

land east of Pasture Road
Lockton

Is the appeal site within a Green Belt?

Yes



No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes



No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes



No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521)

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.1 hectare(s)

Area of floor space of proposed development (in square metres)

167 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes



No



F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.



2. Refused permission to vary or remove a condition(s).



3. Refused prior approval of permitted development rights.



4. Granted planning permission for the development subject to conditions to which you object.



5. Refused approval of the matters reserved under an outline planning permission.



6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.



7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).



8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an



application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

2. Hearing

3. Inquiry

H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before

the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with

the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Sam Harrison

Date

02/02/2024 16:39:58

Name

Mr Sam Harrison

On behalf of

Mr Matthew Eddon

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	APPEAL STATEMENT .pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Original form .pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	NYM_2023_0791.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	ME011123 - Site Location Plan A1.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	ME021123 - Indicative Landscape Sections A1.pdf
File name:	Supporting Agricultural Information Form.pdf.pdf
File name:	Design and access statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of documents.pdf
Completed by	MR SAM HARRISON
Date	02/02/2024 16:39:58

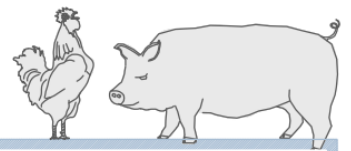
DESIGN & ACCESS STATEMENT

ERECTION OF A GENERAL-PURPOSE AGRICULTURAL BUILDING
(RESUBMISSION OF REFUSAL NYM/2023/0521)

Land East of Pature Road, Lockton, Pickering YO18 7NU

FHJA & MA Eddon

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire



IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

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1. INTRODUCTION

This report has been commissioned by Mr Matthew Eddon of FHJA & MA Eddon, High House Farm, Lockton, Pickering YO18 7NU.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This application has been prepared by Sam Harrison of Ian Pick Associates Ltd. Sam Harrison is a Chartered Planner and a Member of the Royal Town Planning Institute. He benefits from 11 years experience specialising in agricultural and rural planning consultancy whilst employed by Ian Pick Associates Ltd.

Ian Pick of Ian Pick Associates Ltd is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution. Ian Pick has 25 years experience in rural planning whilst employed by MAFF, ADAS, Acorus, and most recently, Ian Pick Associates Limited.

2. PROPOSED DEVELOPMENT

This application seeks full planning consent for the erection of a general-purpose agricultural building, following the removal of 2No. existing feed silos. The application is a

resubmission of application reference: NYM/2023/0521, which was refused due to its isolated location, perceived landscape impact, and concerns regarding present pertaining to future development.

3. AMOUNT / SCALE

The building will measure 18287mm x 9143mm, with an eaves height of 4266mm and a ridge height of 5458mm; the building will have an overall footprint of 167m². In agricultural terms, this is a very modest building.

The existing silos to be removed have an overall height of 15000mm.

4. USE

The building will be used solely for agricultural operations, although the specific use will be mixed. During the summer months, specifically following harvest, the building will be used for the storage of hay/feed, whilst in the winter months the building will be used for the winter housing of ewes, and for lambing. The farm does not currently have capacity for the winter housing of the flock at High House Farm and is therefore required to seek rented accommodation elsewhere, which is unsustainable given current markets.

The use of the building is directly linked to the associated land, which is used for the grazing of ewes and the production of hay. The building will also facilitate for the safer and more manageable loading and unloading of livestock from the land.

To enable the business to be Red Tractor compliant, the ability to isolate new stock away from the main flock when first bought in to the farm is essential. Enabling the business to isolate new stock away from the main farmstead results in a minimalised risk associated

with new diseases being brought to the main flock, and the possibility of an entire flock needing to be destroyed.

As the building would be located away from the main stading, airborne diseases such as pneumonia simply cannot be spread to the main flock. Disinfectant, separate clothing and an ability to restrict the amount and type of vehicles / visitors all result in 'gold standard' biosecurity measures being achievable. This level of biosecurity is not feasible under the current arrangements, which again results in separate rented accommodation being required elsewhere away from the main stading.

Any ewes that are bought already in-lamb will be kept in the shed and lambed entirely separate from the remainder of the breeding ewes. This also minimises the risk of any diseases or infections being transferred to the main flock. Below are two pertinent examples of such diseases which are present within the local area:

1) *Ovine Chlamydiosis*; this disease shows no symptoms until lambing, when weak and stillborn lambs are unfortunately found. If this disease was to spread to the existing flock it would result in animal welfare being compromised, at significant financial cost to the business.

2) *Borders disease*; again, this disease shows no symptoms until lambing is undertaken. Borders is only noticeable when small poor lambs are born, often with a tremor and an excessively hairy birth coat, also resulting in animal welfare and financial loss.

The provision of an additional building away from the main stading would categorically reduce the significant risks posed by the above referenced diseases. Good agricultural practice stipulates that sensitive units such as the one proposed should, where possible, be sited remotely, more so when existing stock is also present within the stading.

5. LAYOUT

The site layout comprises the siting of an agricultural building on agricultural land. The building will utilise the existing field access. The existing roadside feed silos are to be removed as part of the development. The existing silos are currently used for the storage of feed.

The site layout can be seen in greater detail on the attached plan (drawing No. ME011123).

6. LANDSCAPING

The site is very well landscaped. The site is bound to the adjacent highway via existing mature hedgerows and trees, whilst undulating topography screens the site from wider views to the north, east, and south. Any views of the building would be extremely localised and would be clearly associated with the agricultural setting.

When considering modest scale of the building, low overall height, generic agricultural appearance (see Section 7), and existing screening, it is generally considered that the overall development will not have a detrimental effect on the character or appearance of the surrounding rural landscape. Further, it is contended that when viewed in conjunction with the removal of the existing roadside feed silos, the scheme would propose a wider betterment in terms of reducing the visual impact of the agricultural operations within the immediate vicinity.

As a means of offering further benefit from an esthetic perspective, a soft landscaping scheme has been included as part of this resubmission. With the inclusion of this landscaping, views of the development would be limited even further. A topographical section drawing has also been provided, which demonstrates the sheds siting within the

valley bottom and the wider landscape, and the physical extent of the existing silos which are to be removed.

We would respectfully suggest that little consideration or balance was afforded to the removal of the silos as part of the previous refusal. We would again contend that the removal of the silos (which would remain in situ and use in lieu of this proposal) would significantly reduce the visual impact of the agricultural operations associated with the land. The refusal notice concluded '*Any benefits from removal of the silos would be more than negated by the visual impacts of a new remote building*', however the very modest agricultural building would clearly present a significantly less visible structure within the landscape than that of the existing 15000mm tall silos. The silos can be seen for some distance from the site, whereas views of the general purpose shed would be extremely remote and isolated. We would politely ask that the LPA to reconsider their position on this matter.

The applicant acknowledges the necessity to protect the openness of the countryside within this sensitive location, however we would reiterate our view that the removal of these existing structures, coupled with the modest scale, and the sensitive design and appearance of the building results in a wider benefit to the area and strives to enhance and preserve the character and appearance of the immediate landscape.

The combination of the essential need (which is outlined above, Section 4 - use), the removal of the existing, significantly more visible structures, and the additional landscape are such that we would conclude that development is compliant with Policy BL5 of the North York Moor Local Plan.

It is not uncommon nor alien to see agricultural buildings of this modest scale within the surrounding countryside, even within isolated locations. The essential agricultural needs

justification clearly sets out additional detail on the necessity for an isolated location in this instance.

The LPA also expressed concerns regarding the idea that the approval of such development could set somewhat of a precedent and thus increase pressure on the LPA to approve similar applications in the future. We would suggest that each application must be determined on its own merits and that there is no such thing as precedent within planning law. Within this application there is a clear argument outlined as to the requirement for the building to be within an isolated location, and any similar applications going forward should also incorporate such a justification within their supporting information. It's not reasonable to conclude that the approval of this application would in any way open the door to similar development.

7. APPEARANCE

The building is of a typical agricultural design and appearance. The building comprises concrete panels, Yorkshire boarding, and a fibre roof sheet roof. Photographs of the existing feed silos can be seen below for context.



8. ACCESS

The scheme will result in a reduction in annual traffic movements associated with the land. Current operations result in vehicle movements to and from the land to be undertaken as part of the day-to-day operations. These include the harvesting of hay, the storage of hay and straw, feed deliveries, livestock deliveries and removal, removal of stock for winter housing, removal of ewes for lambing, etc.

The erection of a purpose built shed in this location will remove the majority of these movements as the operations become more self-sustained and efficient. The crop would be harvested, stored within the shed and used for feed throughout winter. The ewes would be lambed on site and winter housing would also be provided.

The farm's ability to utilise the shed at harvest time to store produce will also mean that during peak harvest time there is to be less heavy farm machinery on the adjoining highway at a period when there are often cars parked along with lane and grass verges seeking to gain access to Dalby Forest (walkers, bikers, cyclists, etc.). The arrangements would demonstrably offer an increase in highway safety throughout these busy summer months.

It is generally considered that the scheme would have an overall benefit to the local highway network.

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of rural businesses in paragraph 84.

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The National Planning Policy Framework provides clear support for the proposals within paragraph 84.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

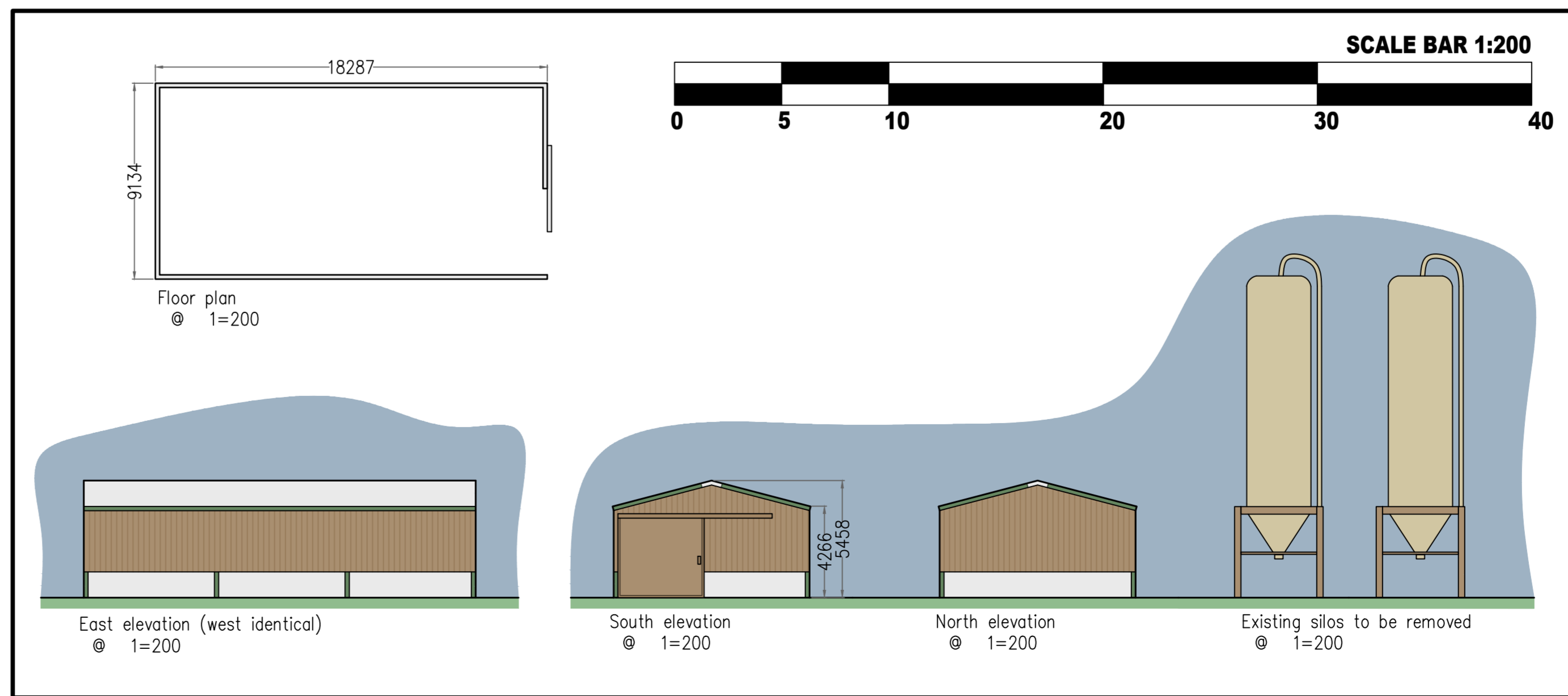
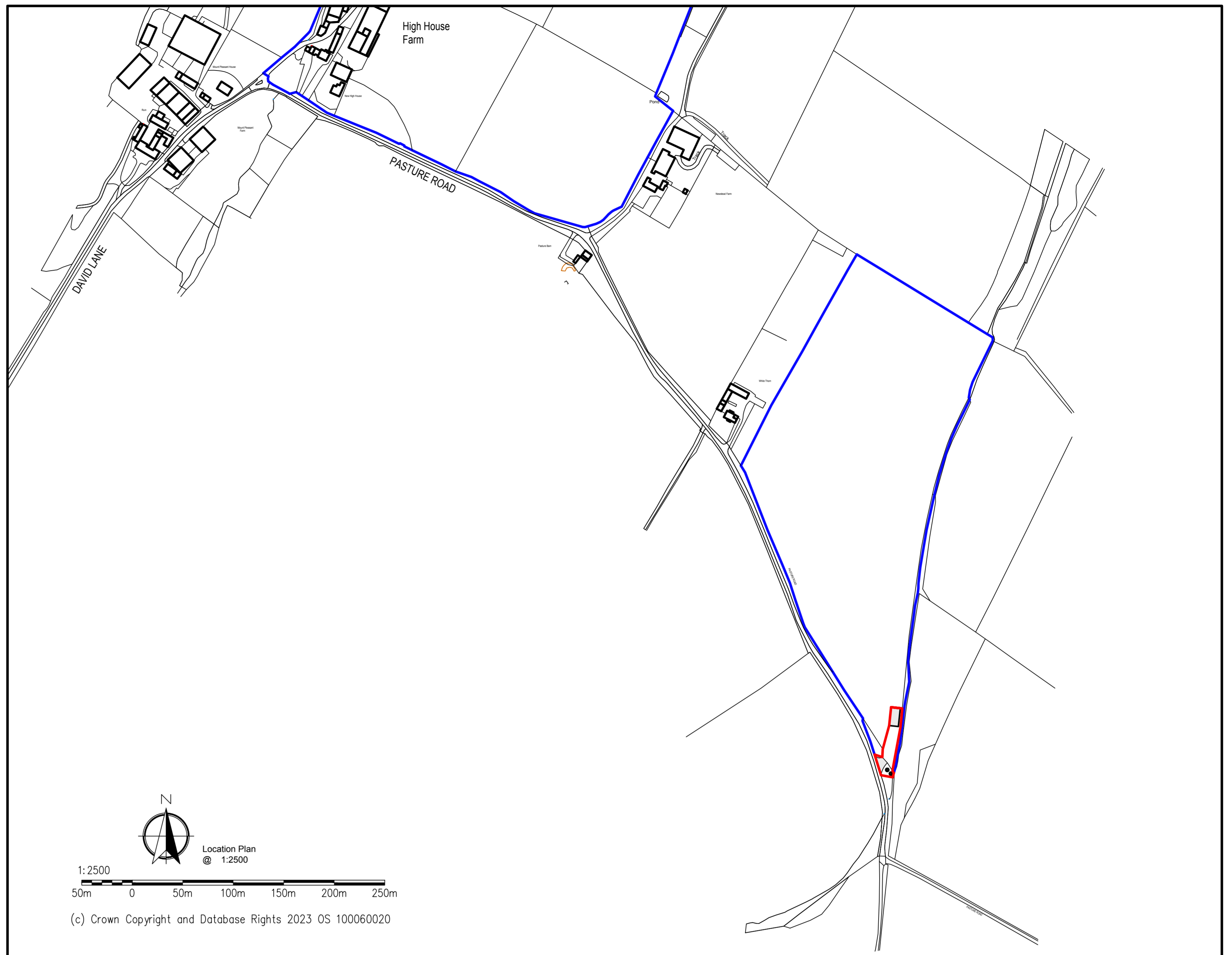
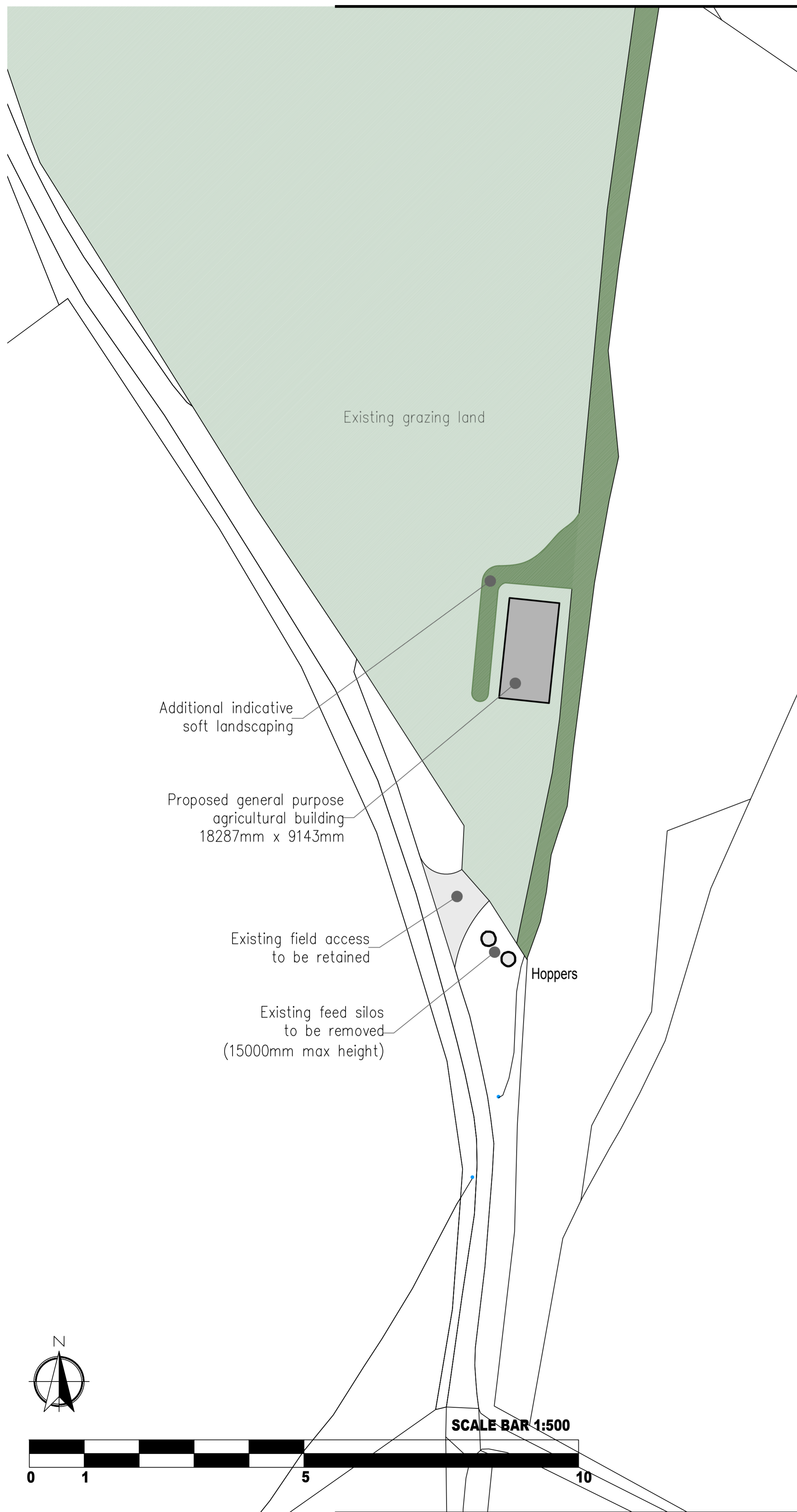
List of Documents Application NYM/2023/0791

Planning Application

- Application form
- ME011123 - Site Location Plan A1
- ME021123 - Indicative Landscape Sections A1
- Design and Access Statement
- Supporting Agricultural Information Form

Appeal Documents

- Appeal Form
- Appeal Statement



Drawing
Proposed Works A1

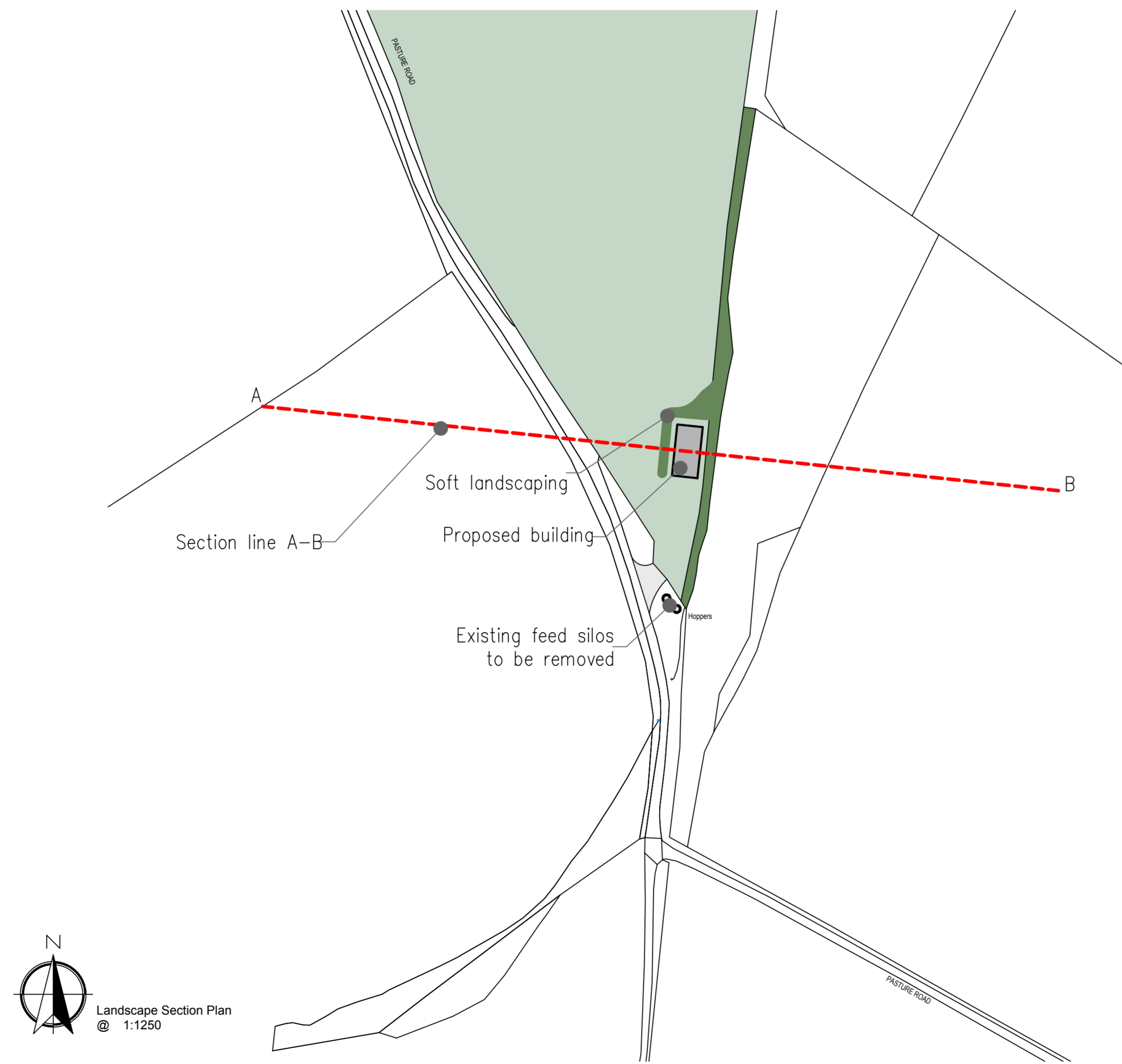
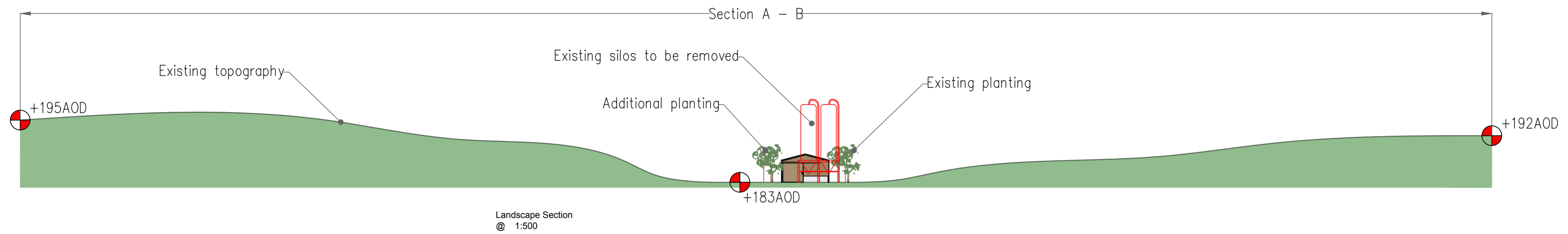
IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

Station Farm Offices, Wansford Road, Nafferton,
Driffield, East Yorkshire, YO25 8NJ

Project
FHJA & MA Eddon - General Purpose Agricultural Building

Scale	1=200	1:500	1:2500	@	A1
Drw No.	ME011123		Rev: -		
Drawn by:	S H		Date: Nov 2023		

The drawing is the copyright of Ian Pick Associates Ltd and should not be altered, copied or reproduced without written consent.



Drawing
Landscape Sections A1

IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

Station Farm Offices, Wansford Road, Nafferton,
Driffield, East Yorkshire, YO25 8NJ

Project
FHJA & MA Eddon - General Purpose Agricultural Building

Scale	1:500	1:1250	@ A1
Drw No.	ME021123	Rev: -	
Drawn by:	S H	Date:	Nov 2023

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NYMNP

21/11/2023

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land East of Pasture Road.

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Eddon

Company Name

FHJA & MA Eddon

Address

Address line 1

High House Farm

Address line 2

Pasture Road

Address line 3

Lockton

Town/City

Pickering

County

Country

Postcode

YO18 7NU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

YO25 8NJ

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

0.10

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Erection of a general purpose agricultural building (resubmission of application ref: NYM/2023/0521)

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Agricultural

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Concrete panels, Yorkshire boarding

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Fibre cement sheeting (natural grey)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

n/a

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Use Class: Other (Please specify)
Other (Please specify): Agricultural
Existing gross internal floorspace (square metres) (a): 0
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0
Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 167
Net additional gross internal floorspace following development (square metres) (d = c - a): 167

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="167"/>	<input type="text" value="167"/>

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
 No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Sam

Surname

Harrison

Declaration Date

13/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Pick

Date

2023/11/21



Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: ... NYM/2023/0521

Site Address: ... Land east of Pasture Road, Lockton

Applicant Name: ... FHJA & MA Eddon

Livestock Numbers

Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls	0	
Suckler Cows/Heifers over 24 months	120	
Followers (6 to 24 months)	45	

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	850	
Replacement Ewe Lambs/Finishing Store Lambs	250	

Pigs

	Average number throughout the year	Additional information
Sows/Boars		
Weaners		

Continued.../

Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses		

Land

	Area in Hectares	Additional information
Size of Holding	111	
Available Grazing Land	100	
Arable Land	11	
Moorland		
Grazing Land on Short Term Tenancy		

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. General purpose (GP) / workshop	9m x 13m	Modern
2. Cattle sheds	18m x 30m	Modern
3.	18m x 18m	Modern
4.	67m x 13m	Modern
5.	22m x 13m	Modern
6. Covered feed area	13m x 30m	Modern
7. GP / sheep sheds	13m x 30m	Modern
8.	15m x 30m	Modern

Proposed building(s) and use	Dimensions in metres
1. GP / sheep / lambing shed	18m x 9m
2.	

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

The building will primarily be used for the storage of straw and hay, and for the winter housing sheep. The building will also offer a purpose built facility for lambing. Furthermore, the applicants rent additional accommodation off-site for tup breeding operations due to biosecurity risks. This building would offer a biosecure space for the tup breeding operations to be undertaken on the farm.