

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0128

Development description: prior notification for erection of general purpose agricultural storage building following removal of storage container under Part 6

Site address: land north east of The Hulleys Farm, Little Moor Road, Cloughton

Parish: Cloughton

Case officer: Miss Emily Jackson

Applicant: Mr Lee Thornton, c/o Agent

Agent: Harrison Pick 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	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.
2	MC00	The agricultural building hereby permitted shall not be used to house livestock.
3	MC00	The external surface of the upper walls and roof of the building hereby permitted shall be coloured and thereafter maintained dark green and shall be maintained in that condition in perpetuity.
4	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.
5	AC19	No external lighting shall be installed in the development hereby permitted.
6	ARC03	No development shall take place until a Written Scheme of

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		<p>Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions - and</p> <p>i) the programme and methodology of site investigation and recording;</p> <p>ii) the programme for post investigation assessment;</p> <p>iii) the provision to be made for analysis of the site investigation and recording;</p> <p>iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation;</p> <p>v) the provision to be made for archive deposition of the analysis and records of the site investigation;</p> <p>vi) the nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</p>
7	ARC04	No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 6.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	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.
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 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

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		and that the special qualities of the National Park are safeguarded.
4	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.
5	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.
6	RSN ARCH01	In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with Strategic Policy I and Policy and Policy ENV10 of the North York Moors Local Plan which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.
7	RSN ARCH01	In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with Strategic Policy I and Policy and Policy ENV10 of the North York Moors Local Plan which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.

Informative(s)

1	MC INF09	Please note that the footpath situated to the southeast/southwest of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.
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Consultation responses

Third party responses

None Received

Publicity expiry

11th April 2024

Photograph showing view looking north into application site; this application seeks prior notification for the construction of 24m x 18m agricultural building in this location to serve the wider 9ha. site.



Background

The application site relates to a 9ha. agricultural holding known as 'Ta Merry' to the northeast of The Hulleys Farm, approximately 200m west of Little Moor Road between Hodgson's Hill and Craven's Hill in Cloughton. The site is currently comprised an area of hardstanding to the southwestern corner of the site together with a shipping container used to store machinery (proposed to be removed as a result of this application). There is a public right of way that runs to the southeast and northwest of the development site, however, this does not cross the development site.

There is no planning history for the site.

This prior notification application seeks permission under Part 6 for the erection of a general-purpose agricultural storage building to the southwestern corner of the site. The proposed agricultural building would be constructed of concrete panel lower walls and dark green steel profile sheeting upper walls and roof. The building would measure 24.3 metres in length, 18.2 metres in width with a height to the eaves of 4 metres and a ridge height of 6.4 metres.

In support of the application, the agent has stated that –

The building will be used solely for agricultural purposes for the day-to-day operations of the holding. The agricultural enterprise extends to the harvesting of hay, the growing of root vegetables, the grazing of livestock (sheep and cattle), and the maintenance of the surrounding woodland, hedgerows and trees. The building will provide a secure storage area for equipment, machinery and produce pertaining to these operations.

Main issues

Policy context

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.

Policy BL5 of the North York Moors National Park Local Plan 2020 states that new agricultural buildings will be supported where, in addition to other criteria; the form, height and bulk of the development is appropriate to its setting and where the site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location.

Part 5 of the Authority's Design Guide: New Agricultural Buildings, states that new agricultural buildings should be sited within, or adjacent to existing agricultural buildings and be designed to remain in keeping with any existing agricultural buildings on site. Buildings should generally be dark coloured and have a dark-coloured roof to minimize visual impact.

Material considerations

It is considered that the proposed agricultural building would be of an appropriate design, clearly for the purposes of agriculture. The building would accord with the principles of Part 5 of the Authority's design guide, with dark-coloured walls and roof.

In terms of siting, whilst the building would be visible from the adjacent track running south of the development, this track is unclassified and utilised primarily for access to the application site and Hulleys Farm. The site benefits from pre-existing screening from woodland to the north-west and south-east and is unlikely to be prominent in wider views. As such, it is not considered that the proposal would have a detrimental landscape impact.

The Authority's Archaeologist has requested that an archaeological watching brief takes place on any groundworks included in the proposal as the proposed building would be located close to the known site of a ring cairn and a Romano-British quern stone find. For this, a Written Scheme of Investigation must be approved by the Authority prior to works commencing and a watching brief must be undertaken on all ground works associated with the application. This condition has been agreed in writing with the agent for the application.

The Authority's Ecologist has no objections to the proposal provided that conditions are applied stipulating 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.

Conclusion

For the reasons outlined above, the proposed agricultural building would be of an appropriate scale, siting and design, and therefore, it is not considered that the proposed building would have a detrimental landscape impact on the site or wider surrounding area. 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

Condition 6 is a pre-commencement condition and has been agreed in writing with the applicant/agent.

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.