

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0291

Development description: erection of agricultural building

Site address: Linglands Farm, Gowland Lane, Cloughton

Parish: Cloughton

Case officer: Miss Emily Jackson

Applicant: Mr Brian Thompson, Beacon Works, Beacon Brow Road, Scalby, Scarborough, North Yorkshire, YO13 ORB

Agent: Thompson Homes (Yorkshire) Ltd, fao: Mr Nicholas Brazier, Beacon Works, Beacon Brow Road, Scalby, Scarborough, North Yorkshire, YO13 0PQ,

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 agricultural building hereby permitted shall not be used to house livestock. The agricultural building shall be used for general purpose agricultural storage and for no other purpose.
4	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.
5	MC00	The external elevations of the agricultural storage building hereby approved shall be coloured and thereafter maintained dark green and shall be maintained in that condition in perpetuity.
6	AC21	No up-lighting shall be installed on the development hereby

Condition number	Condition code	Condition text
		permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
7	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.

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 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.
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 AC07	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents and to preserve and enhance the National Park's Dark Night Skies, in accordance with Policy ENV4.

Reason number	Reason code	Reason text
7	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.

Consultation responses

Parish

No Objections

Highways

No Objections

Third party responses

None Received

Publicity expiry

04 June 2024

Photograph showing wider views of Linglands Farm when viewed from Gowland Lane to the east; Linglands Farm is situated to the left of photograph behind the mature woodland.



Photograph showing location of the proposed agricultural storage building to the southwestern corner of the site, adjacent to the existing farmhouse and cottage.



Background

Linglands Farm occupies a very well screened position, set back approximately 300 metres from Gowland Lane, accessed via a private road. The site comprises a stone farmhouse with adjoining cottage, a range of traditional and portal framed livestock buildings and approximately 96 hectares of land. The agricultural buildings are located within a parcel of mature woodland which almost entirely screens the yard from view.

Retrospective planning permission was granted twice in 2021 for the erection of 2no modern steel portal frame buildings; once to regularise development not constructed in accordance with a previously approved prior notification in 2018 and once for a replacement storage shed. Planning permission was also granted in 2021 for a prior notification for the construction of a further building at the site for the storage of wet grain and drying facilities.

This application seeks permission for the construction of a new agricultural building to the southwestern corner of the site, adjacent to the existing farmhouse and cottage. The proposed building would be used for hay/straw storage and would measure 30m x 15.5m with a height to the eaves of 7m and a ridge height of 9m. The building is proposed to be open fronted, constructed with cement lower walls with olive green plastisol coated cladding to the upper walls, under a grey cement fibre roof with corrugated roof lights.

Main issues

Local Plan

The most relevant policies contained within the North York Moors National Park Authority Local Plan 2020 to consider with this application is Policy BL5 (Agricultural Development).

Policy BL5 states that development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where: The form, height and bulk of the development is appropriate to its setting; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available to support the existing business; the building is designed for the purposes of agriculture; 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; the proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and In the absence of existing screening, a landscaping scheme is provided.

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 minimise visual impact.

Material considerations

It is considered that there is a functional need for the proposed development to support the existing agricultural activity on site.

The proposed building has clearly been designed for the purposes of agriculture, following the principles laid out in Part 5 of the Authority's Design Guide to match the more modern agricultural buildings on site. The building is also considered to be of an appropriate size and scale that is in-keeping with the existing buildings on site.

Linglands farm benefits from existing mature woodland to the north and east making it well screened from most long-distance views. This screening is protected under a condition applied to a previous approval in 2021 which states no trees, shrubs or hedges to the north, east or west of the site shall be felled or removed without the prior written consent of the Local Planning Authority.

The proposed agricultural building would maintain a clear physical and functional relationship to the main farm and would be viewed in context with the existing buildings on site. The existing yard is relatively small and opportunities for additional buildings within it without impinging on circulation space are very limited. Therefore, the siting of the building to the southwestern front corner of the site is felt to be acceptable as the building would be well screened and still closely related to the existing yard without encroaching upon the existing woodland.

No objections to the proposal have been received.

Conclusion

For the reasons outlined above, the proposal meets the aims of Policy BL5, 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.