

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Newholm-Cum-Dunsley

Application No: NYM/2016/0588/FL

**Proposal:** Erection of loafing shed and pig pen

**Location:** 2 The Croft, Mires Lane, Newholm

**Decision Date:** 19 October 2016

## Consultations

**Parish** – No objection.

**Highways** – No objection.

**Environmental Health** – Whilst I would hope that a small scale pig pen shouldn't cause an issue to neighbours I would ask that restricting the number of animals kept be considered just in case.

**Site Notice Expiry Date** – 29 October 2016

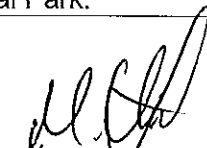
## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN 02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS 00	The external surface of the roof of the building(s) hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
4.	MISC 00	If the use of the buildings outlined in red on the plan 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 unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

### Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

  
19th. OCT. 2016

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## Reasons for Conditions (Continued)

3.	RSN MATS 01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	RSN MISC 03	In order to comply with the provisions of NYM Development Policy 12 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.



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**Background**

This application is for erection of loafing shed and pig pen at 2 The Croft, Mires Lane, Newholm.

The application site is located just off Mires Lane on the edge of Newholm village on the west side of the road where the highway comes to an end and turns into a public footpath.

The application site is owned by the applicant who lives in the nearest residential dwelling 2 The Croft, Newholm with approximately 1 hectare of grazing land.

Planning permission was granted in October 2011 for a general purpose stone built agricultural building for the applicant's small scale hobby to house 4 domestic goats and 10 chickens and a section for a small field tractor and pig sty/hay store. The idea was to achieve a typical 'old outbuilding look' which will weather to match its surroundings. The building is now in situ.

The applicant has previously confirmed his operation is of a domestic scale and takes no commercial gain from the operation.

Planning permission is now sought to erect two more small scale buildings, the first, a small 2.4 metre by 1.8 metre pig pen of stone construction with mono pitch sheeted roof up to 1.2 metres maximum height. The pig pen is to be located close to the stone built agricultural building on a northern part of the site within the same paddock.

The second building is a loafing shed to house the applicant's small field tractor as well as hay/feed storage. This larger building will mean that some of the smaller moveable buildings will be completely removed from the site. The building is to be sited away from the other agricultural buildings on an area of land to the south of the house in order to provide a more secure store. The building measures 7.31 metres long by 3.65 metres wide and 2.43 metres. The overall height will reach 2.43 metres with a mono pitch roof and will be constructed from fairface blockwork, vertical Yorkshire boarding and a metal corrugated sheet roof. Only the front is open for access.

The applicant has advised, similarly to the original application, that the justification behind a stone building rather than timber/tin pig pen is that timber is prone to being gnawed and metal/tin sheeting with sharp edging is harmful to animal welfare.

Both the Parish Council and Highway Authority have no objection to the scheme.

**Main Issues**

Development Policy 3 of the NYM Local Development Framework seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 12 of the NYM Local Development Framework states that proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where there is a functional need for the building and its scale is commensurate with that need. Furthermore the site will be related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location



The buildings are to be positioned on an area of land within the applicant's ownership which adjoins the domestic curtilage and is not prominent within the immediate locality.

With stock levels kept to a modest level since the last application (rare breeds - 4 goats, 10/12 sheep, 12 chickens and 4 pigs) Officers confirm there is no objection based on stock levels.

The Environmental Health Officer has advised that the number of pigs could be restricted however Officers consider the pig pen sought is fairly well self-restricting at 2.4 metres by 1.8 metres and the land is currently unrestricted therefore it is not considered necessary to impose such a condition in this instance based on overall numbers being so modest.

In the immediate short term the building will ensure that the array of small moveable hen huts, goat houses will be removed from the site and tidy up the area. There is sufficient existing screening in the form of mature hedging to screen both immediate neighbours and views from Mires Lane.

The scale, design, form, materials and position of the 2 no. proposed buildings is proportionate with the stock levels and is considered acceptable for domestic hobby purposes without being harmful to the National Park landscape. As such the proposal is deemed to be in accordance with Development Policies 3 and 12 of the NYM Local Development Framework. Approval is recommended.

#### **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 confirm that the development is likely to improve the economic, social and environmental conditions of the area.

A handwritten signature in black ink, consisting of a stylized, cursive 'M' followed by a vertical line and a small flourish at the bottom.