

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Lockton

Application No. NYM/2016/0311/FL

Proposal: erection of infill extension and re-roofing works to existing buildings together with erection of storage building (retrospective) and proposed extension to storage building

**Location: land north west of High House Farm
David's Lane
Lockton**

Decision Date: 21 June 2016

Consultations

Parish -

Site Notice Expiry Date – 10 June 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.	GACS00	No external lighting shall be installed in the development hereby permitted, other than single low wattage downlights, immediately above door openings, unless details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark brown or dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
5.	MATS00	The external elevations of the buildings hereby approved shall, within three months of first being brought into use, be clad in either dark green profiled sheeting or vertical timber boarding, and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6.	MISC03	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 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.

M. O. D.
21st June 2016.

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.
3.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4.	MATS01	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.
5.	MATS02	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 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.	MISC03	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.

Background

High House Farm is a large farm unit, located on Pasture Road (which leads from David Lane) on the eastern side of the A169, out of the village centre of Lockton. Both David Lane and Pasture Road are scattered with farm holdings.

This application relates to an established group of farm buildings which are located in an isolated location to the north east of the main farmstead. The fields around this group of buildings are used for cattle grazing.

This application is part retrospective, in relation to the smaller storage building, and it is also proposed to re-roof the group of buildings and infill an area between two existing buildings.

The applicant has advised that there will be no CO2 emissions created from the site proposed due to no electricity or heating used.

They have also explained the justification for the buildings as follows:

"We would like to extend our buildings due to the winters becoming longer and wetter, we also would like to minimise the wastage created by water damaged produce. By doing this, we also reduce the risks to the people working on the site as no sheeting down is necessary for produce stored outside, as we have done in previous years.

During the winter months we bring all stock indoors to prevent poaching and damaging the land, therefore good quality feed and bedding is required. "

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Main Issues

The relevant policy of the NYM Core Strategy and Development Policy Document is Development Policy 12 (Agriculture). DP12 is supportive of proposals for new agricultural buildings where there is a functional need for the building; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business; and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The proposed building would be physically and functionally related to the existing buildings and satisfactory functional reasons have been submitted.

The farm holding is of considerable size and it is therefore accepted that sufficient buildings are required to enable efficient farm management. On the basis that the proposal is clearly designed for agricultural purposes, is physically and functionally linked to the existing and long established farm business and would not have a detrimental impact on the character of the area.

In view of the above, approval is recommended.

Explanation of how the Authority has worked positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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