

**Item Number:** 10  
**Application No:** 23/00063/FUL  
**Parish:** Flaxton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Henry Richardson (Your Marquee)  
**Proposal:** Erection of an office/storage building (retrospective application)  
**Location:** Glebe Barn Main Street Flaxton Malton North Yorkshire YO60 7RT

**Registration Date:** 20 January 2023  
**8/13 Wk Expiry Date:** 17 March 2023  
**Overall Expiry Date:** 30 March 2023  
**Case Officer:** Gary Housden **Ext:** Ext 43307

#### **CONSULTATIONS:**

**Flaxton Parish Council**  
**Highways North Yorkshire**

**Representations:** Mr DEAN WOODCOCK, Mr And Mrs Anderson,

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#### **SITE**

Glebe Barn is located towards the southern edge of the village, outside of both the development limits and the designated conservation area.

The site the subject of this application is used for the storage of marquees and ancillary equipment. The business has operated from this site with the benefit of planning permission since 2011.

#### **PROPOSAL**

Retrospective planning permission is sought for the erection of a single storey building within the existing site for use as part office part storage. The building is constructed using timber boarding for the external walls and a fibre cent roof. It has a length of approximately 18 metres a width of 4.7 metres with a maximum height of 2.7 metres reducing to 2.1 metres. The office accommodation equates to approximately 21.5 square metres and the additional storage area approximately 64.5 square metres. The building is located in the south western corner of the site and is well screened from public view by well-established beech hedging.

At its nearest point the building is in excess of 70 metres from the nearest highway. The outer boundary of the site within the 'blue land' is also screened by an established hedgerow and additional screen planting.

A site location plan is appended to this report together with a block plan showing the position of the building on site and elevations of the building. A covering letter from the agent is also attached for ease of reference.

## RELEVANT HISTORY

10/01252/FUL Temporary pp (2 years) change of use of agricultural building to storage of marquees and ancillary equipment. Approved 19.1.2011

12/00970/FUL Change of use of building to store for marquees and ancillary equipment. Approved 12.12.12

14/00409/FUL Single storey extension for office and staff amenities.  
Approved 2.7.2014

## POLICY

Ryedale Local Plan Local Plan Strategy 2013

SP1 General Location of Development and Settlement Hierarchy  
SP6 Delivery and Distribution of Employment Land and Premises  
SP9 Land Based and Rural Economy  
SP12 Heritage  
SP13 Landscapes  
SP16 Design  
SP20 Generic Development Management Issues

## CONSULTATION RESPONSES

Flaxton Parish Council No objection. (Full response appended to this report)

NYCC Highways - No objections. The retrospective proposals do not generate conditions that are deemed likely to give rise to a significant increase in vehicular movement and as such do not give rise to conditions considered to be detrimental to highway safety or impede the free flow of traffic adjacent to the site or the village of Flaxton.

## APPRAISAL

The building in question is located on an established site and in principle there are considered to be no objections in principle to the retention of this ancillary building with the confines of the site.

### Design, Character, Heritage & Landscape Impact

The building is relatively simple in its form, construction and use of materials. It is considered to be utilitarian in its design but appropriate in its context. It is however relatively modest in scale and located in a relatively inconspicuous position on the site. The building is well screened by existing planting immediately adjacent to its southern and western elevations and there is further boundary planting adjacent to the nearest public highway. In effect the building is obscured from any public viewpoint.

The building is well screened from the built up area of the village and the designated conservation area.

In terms of its design, character, heritage and landscape impacts there are considered to be no sustainable objections in relation to Policies SP 12, 13, 16 and the relevant elements of Policy SP20

### Highway Safety

Members will note that NYCC Highways have assessed the proposal and raised no objection on highway safety or traffic grounds. This is a relatively modest proposal for a small office (approximately

21.5 square metres) and a small open storage area (approximately 64.5 square metres).

There are therefore no sustainable objections to this applications on highway safety grounds and the proposal is considered to satisfy this aspect of Policy SP20

## OTHER MATTERS

Two third party objectors have made comments in relation to the application. The full responses can be viewed on the case file on line. In summary the issues raised are:

- Other matters on site still without planning permission.ie other buildings on site, surfacing of the roadway to the house, land drainage, concerns regarding potential use of another building for holiday use.
- Close to village -impact on amenity and conservation area.
- Overdevelopment of the site
- History of retrospective applications

In reply to some of the points raised the applicant's agent has made a further response which is appended in full for Members information.

Members are advised that this retrospective application was submitted after the deferral of application Ref 22/00448/FUL and a further inspection by officers. The current application has been submitted in order to regularise the matter in relation to this particular building, which is accepted to be built without planning permission. The other matters raised are however outside of planning control either by virtue of the passage of time, by not constituting development at all or by the alleged uses having ceased.

The fact that this is a retrospective application is not a reason in itself however that would justify the refusal of the application.

On its merits the application is considered to be acceptable and there are considered to be no sustainable reasons that would warrant its refusal.

## **RECOMMENDATION:                      Approval**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Ref. IP/HR/01A:

Site Plan Ref. IP/HR/02

Elevations and plan Ref. IP/HR/03

Reason: For the avoidance of doubt and in the interests of proper planning.

