



Appeal Decision

Site visit made on 16 July 2025

by **Paul Martinson BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th August 2025

Appeal Ref: APP/E2001/W/24/3356488

Enholmes Farm Development, Enholmes Lane, Patrington HU12 0PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr G Ward (Hexagon Properties Ltd) against the decision of East Riding of Yorkshire Council.
 - The application Ref is 24/00778/PLF.
 - The development proposed is described as: 'bin store building'.
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Decision

1. The appeal is allowed and planning permission is granted for a bin store building at Enholmes Farm Development, Enholmes Lane, Patrington HU12 0PR in accordance with the terms of the application, Ref 24/00778/PLF, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plan: HEXAGON 09 2023 1A.

Preliminary Matters

2. The appeal is retrospective in that the bin store is already in place. Nevertheless, for the avoidance of any doubt I have determined the appeal on the basis of the submitted plans.
3. The appeal site is located on a site that contains a number of Grade II listed buildings. These include: *Stable Range Approximately 30 Metres West of Cart-Shed/Granary Range at Enholmes Farm*¹ (Stable Range), *Engine House/Granary Range and Adjoining Barn at Enholmes Farm*² (Engine House/Granary), *Cattle House Range Approximately 20 Metres South of Engine House/Granary Range at Enholmes Farm*³ (Cattle House), and *Cart-Shed/Granary Range at Enholmes Farm*⁴ (Cart Shed/Granary).
4. Lying further away but within the Enholmes Farm site are: *Laundry Approximately 5 Metres South of Stable Block at Enholmes Farm*⁵, *Manure Shed Approximately 10 Metres South of Cattle House at Enholmes Farm*⁶, *Implement Shed Approximately 30 Metres West of Cattle House at Enholmes Farm*⁷, Implement

¹ List Entry Number: 1083490.

² List Entry Number: 1083489.

³ List Entry Number: 1310355.

⁴ List Entry Number: 1310328.

⁵ List Entry Number: 1346607.

⁶ List Entry Number: 1083491.

⁷ List Entry Number: 1160969.

Shed Approximately 20 Metres West Engine House/Granary Range at Enholmes Farm⁸.

5. Owing to the presence of numerous listed buildings I have therefore had special regard to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) in my decision.

Main Issue

6. The main issue is the effect of the development on the character and appearance of the area, including the extent to which it preserves the settings of the nearby listed buildings.

Reasons

Special Interest and Significance

7. The building that is the subject of this appeal lies at Enholmes Farm, regarded as a model farm of the period, first constructed in 1849. The farm comprises of a brick building arranged in a compact, rigid manner with the larger Cattle House at its centre and the smaller buildings to the fringes. The site as a whole remains broadly connected to its agricultural setting, with open farmland visible to the edges of the building group. The majority of the buildings within the site have now been converted to residential use.
8. The Engine House/Granary was constructed in 1849, of orange-brown brick with orange rubbed-brick dressings. The building is two storeys with a linear form comprising of 13 bays and forms the north side of the former farmyard. The north elevation faces onto what is now a block paved shared car parking area, which is surrounded by a number of grassed areas.
9. The Stable Range lies to the east of the building group and the south east of the Engine House/Granary. Also constructed in 1849, it was formerly a stables and butcher's shop. It is constructed of orange-brown brick with orange rubbed-brick dressing and a hipped pantile roof. It has a U-shaped plan, with the majority of its fenestration facing onto a central west-facing courtyard.
10. The Cart Shed/Granary formerly comprised of a blacksmith's shop, stables and stablehands' lodgings. It is a two storey linear building orientated north-south, with its primary elevation facing west. It is constructed of orange-brown brick walls with orange rubbed-brick dressings and a hipped pantile roof.
11. The Cattle House is a large single storey building range located centrally within the former farmstead rang. It lies immediately to the south of and is aligned with the Engine House/Granary with a narrow route between. It comprises of orange-brown brick walls with orange rubbed-brick dressings and a hipped pantile roof. The building has a series of five parallel ranges divided by passages and linked by a range along the north side.
12. The use of matching materials, dominance of red brick and pantile, the Victorian agricultural architecture, utilitarian appearance, careful alignment and proximity of buildings and the open agricultural setting are elements that contribute to the special interest and significance of all four of the above buildings as well as the

⁸ List Entry Number: 1346608.

site as a whole including the buildings that lie further away from the appeal site. Additionally, the site's importance as an example of an early industrial farm incorporating railways between buildings is a key contributor in that regard. Similarly the value of the buildings as a group, including the commonality of their materials and construction as well as their historic, physical, visual and functional relationship with each other also contributes to their special interest and significance.

13. The bin store is located within the largest open grassed area in the site. This grassed area bounds a road into the site leading from Haven Road in Patrington. There are several trees and shrubs growing along the western part of this space which is open to the access road, whilst the boundary with the road is formed by a low hedgerow. It lies to the east of the Engine House/Granary and north of the Cart Shed/Granary and Stable Range and is accessed directly from the access road that runs alongside the front gardens of the converted dwellings at the Engine House/Granary.
14. I am not directed to any historic importance of the open space containing the bin store. Nonetheless, it is an area of open space that is easily accessible from one of the roads into the site and its open nature ensures that views are possible of much of the former farm, through and around existing trees, providing a space within which the special interest and significance of the aforementioned listed buildings can be appreciated.

Proposals and Effects

15. The bin store itself is a vertically boarded timber building with a low flat roof. Its single entrance is located within the narrow end of the building that faces towards the block paved parking area and abuts the access road. This elevation comprises of a wide opening with no door. Narrow, open horizontal slits between the roof and the walls light the interior which comprises of ordered refuse bins with accessible space between.
16. Whilst set within the open grassed area, the bin store sits amongst the few trees to the west of the space which help to soften its visual impact and limit its visibility in views from the south. Laurel shrubs have been planted around the building which have already become established and screen much of the exterior walls.
17. Contrary to the reasons for refusal, my impression was not that the bin store is located to the front of the Engine House/Granary House, as the open space lies to the side of the listed building, beyond its access road. In my view, the bin store is well sited, away from the immediate setting of each of the listed buildings. Owing to this siting, its low roof, simple design, timber exterior and narrow, road-facing elevation, it is not a prominent or imposing structure, whilst the vegetation around it screens much of the exterior walls. As a consequence it is well assimilated within its setting, forming part of a wider area of shrubs and trees extending along this part of the access road. The bin store does not interrupt views of the farm from the access road, due to the presence of the boundary hedge, its siting and its low overall height. On this basis, I consider the bin store to be well-designed.
18. In views from the parking area and the Engine House/Granary, the building appears as a low, narrow, timber-clad, utilitarian, ancillary building. Whilst timber is not a feature of the buildings within the site, the weathered vertically boarded timber walls are nonetheless reminiscent of an agricultural building. For the

reasons already set out, the building does not have a domestic appearance. Views of the bin store are possible from the north side of The Stable Range. From here the bin store is seen through the intervening vegetation and against the backdrop of the boundary hedge beyond. Its impact is limited by its low roof and weathered exterior. Given the extent of remaining open space, this area has retained its predominantly open character in these views.

19. Views from the Cart Shed/Granary are limited by the fence and hedge boundaries around this building. Nonetheless, the bin store would be visible from the spaces around the building. As above however, these are seen through trees, against the backdrop of the hedgerow and overall the building's prominence is limited by its design.
20. Views from the Cattle Shed are limited, due to its position within the site, although there are views from the space around the north eastern corner of the building, where it is seen through the gaps in the adjacent buildings. At this distance, the building is seen well-integrated into its setting, surrounded by vegetation and does not appear prominent or imposing.
21. Views of the bin store from the other buildings within the site are screened by the existing built form. Nonetheless, the building has had the effect of reducing the open nature of the green space within the site, which has, to a degree, reduced the space from which the listed buildings can be experienced. It has also introduced a modern building that does not date from the period when the site was a model farm in the mid nineteenth century.
22. On this basis the proposal has resulted in minor harm to the setting of the adjacent listed buildings, namely the Engine House/Granary, the Stable Range, the Cart Shed/Granary and the Cattle House. For these reasons, the bin store fails to preserve the setting of these Grade II listed buildings.

Public Benefits and Balance

23. Paragraph 212 of the Framework advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. That is irrespective of the amount of harm. Consistent with that approach, paragraph 213 sets out that any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification.
24. Given the minor nature of the harm I have identified above, I find that this would be 'less than substantial'. Under such circumstances, paragraph 215 advises that this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the asset's optimum viable use. Heritage benefits can be considered to be public benefits.
25. Given the number of dwellings now located on the former model farm site, this has created a need for a centralised bin store to avoid bins being stored around the buildings many of which have limited external spaces. The bin store has resolved this issue by allowing for storage away from the listed buildings and reducing this impact. I have noted the Council's preferred solutions, including an unroofed bin store, however, owing to the minor level of less than substantial harm that I have identified, this is comfortably outweighed by the heritage benefits of the scheme,

namely the relocation of bins to a central location, set apart from the immediate settings of each of the listed buildings.

26. I consider that the limited harm described above would be outweighed by the public benefits and that clear and convincing justification would be demonstrated. Therefore, the proposal would accord with the provisions of the Framework.
27. I therefore conclude that, overall, the development preserves the special interest of the listed buildings and any harm to their significance is clearly outweighed by the heritage benefits to the listed buildings and the site as a whole. I have found that the bin store is well-designed and the character and appearance of the area is preserved. Therefore, the development accords with Policy ENV3 of the East Riding Local Plan Strategy Document (2016) (ERLPSD) which seeks to ensure development conserves heritage assets and that public benefits should outweigh any harm. There is also compliance with Policy ENV1 of the ERLPSD which seeks to ensure new development is well-designed and preserves character and appearance. The development complies with the provisions in the Framework, set out above.

Conclusion

28. The development complies with the development plan. For the reasons given above the appeal should be allowed.

Paul Martinson

INSPECTOR