

North York Moors National Park Authority

Ward: Scarborough Borough Council (South)

Parish: Newby and Scalby

App No. NYM/2020/0352/FL
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Proposal: change of use of land to form manege

Location: Beacon Cottage Farm, Barmoor Lane, Scalby,

Applicant: Mr Brian Thompson,
Beacon Cottage Farm, Barmoor Lane, Scalby, Scarborough, YO13 0PQ

Agent: Hayes Associates, fao: Mr Andrew Hayes, First Floor, Yorkshire Bank
Chambers, 24 Huntriss Row, Scarborough, YO11 2EF

Date for Decision: 27 July 2020

Grid Ref: 499380 492214

Consultations

Parish - No objection.

Highways - No objection.

Environmental Health Officer -

Forestry Commission - Refer to standing advice.

Site Notice Expiry Date - 29 June 2020.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN02 **Strict Accordance With the Plans/Specifications or Minor Variations**
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. RSU000 There shall be no commercial use of the manège hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Beacon Cottage Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.

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4. GACS07 **External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until 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.
5. GACS00 The items currently stored in the yard area to which this application relates shall be removed from the site and re-located to existing buildings and/or other storage facilities available to the applicant. There shall be no storage of materials, machinery, vehicles, waste or other items shall outside the building(s) or existing outdoor yards/compounds on the site without the prior written agreement of the Local Planning Authority.

Reasons for Conditions

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. RSUO05 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
5. 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.
5. GACS02 In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.



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The Beacon Cottage Farm site comprises a mixed use of residential, agricultural and commercial enterprises, occupying an isolated location off Limestone Road, just outside Scalby. The site is very well maintained and visible from the road but does not have a road frontage to the main public thoroughfare. The site is characterised by a much extended and substantial red brick dwelling, agricultural buildings, approximately 43ha of agricultural land and a builder's yard (including substantial storage buildings, site office and outdoor storage areas).

Planning permission was granted in March 2014 for the erection of a substantial building for the housing of livestock (25 belted Galloway cattle) and general purpose agricultural storage, set within the main complex of buildings. This building measured 27.45m long x 15.2m wide with a ridge height of 8.7m and is now complete. It would be constructed of concrete panels with Yorkshire boarding above and a cement profile roof.

Planning permission was refused in April 2015 for the construction of a further agricultural building for storage purposes measuring 30.5 metres long by 12.2 metres wide, 6 metres to eaves and 8.2 metres to ridge. That building was proposed to be constructed from pre-cast concrete panels with Yorkshire boarding above on three sides, under a cement fibre profile sheet roof. The application was refused on lack of agricultural need following an assessment of the application and farming enterprise by the Authority's Agricultural Advisor.

Planning permission was granted in March 2016 for the construction of an extension to an existing agricultural building approved in 2014. The applicant explained that the original building, despite originally being required for livestock had only been used for the storage of hay, straw and machinery. Consequently, there were no facilities for the keeping of livestock. The applicant supported his 2016 application with confirmation that he was in the process of acquiring a herd together with negotiating an addition 40ha of grazing and as such, proposed the 16.3 metre by 21 metre extension to support the upcoming beef enterprise. Following that approval a further three bays were approved to 'future-proof' the building and to avoid leaving awkward strips of land which would otherwise be unusable.

The current application seeks full planning permission for the change of use of land to form a manège for private/hobby equestrian use. The location proposed is to the north west of the site, running parallel with the access lane which also serves one other property. An outdoor storage compound occupies part of the site for the proposed manège and the remaining part of the site would involve the change of use of agricultural/pasture land.

The storage compound is bounded but a timber fence with a pair of steel security gates fronting the road. There is currently a number of items stored within the compound including timber, metal herras style fence panels, skips and other paraphernalia. The applicant's agent has confirmed that the storage yard is not essential to either the builders yard part of the business or for agricultural use and the materials currently on site will be moved to other storage facilities belonging to the applicant. The proposed manège measures 20m by 4m to work within the constraints of the site topography and it is proposed to replace the existing boundary treatment with a simple post and rail fence of 1.2 m with a supplementary hawthorn hedgerow planted between the facility and the road and established by traditional hedge laying methods. The surface material proposed is an environmentally friendly, free draining silica sand and fibre material which is typical for outdoor arenas. No external lighting is proposed.

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Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 19 (Householder Development).

CPA seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

DP19 relates to householder development and seeks to ensure that proposals for development affecting a property or within the domestic curtilage does not adversely affect the character of the host property or the amenities of neighbouring occupiers. In the case of domestic equestrian applications, new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

Further to the above, emerging Policy CO20 if the draft Local Plan (Equestrian Development for Private Use) is also relevant and weight can be attached to it in current decision making. CO20 requires equestrian related development (including outdoor arenas) not to have an unacceptable landscape impact; development to be closely associated with existing built development; the scale to be appropriate to the setting; and not to have an adverse impact upon neighbouring amenities.

Main Issues

The main issues to consider are whether the proposed riding arena would be acceptable in landscape terms and whether it is likely to result in any adverse impact upon the residential amenities of neighbouring occupiers.

The proposed development will be seen in the context of existing and well established agricultural and commercial development. The land in question is currently in use as external storage facilities and whilst it is well-kept and has minimal landscape impact in long distant views; the proposed use as an outdoor equestrian arena is considered to result in a modest landscape enhancement. The removal of the materials, close boarded timber fence and metal gates and replacement with a simple manège with traditional boundary treatment is considered more compatible with this open countryside location. The proposed boundary hedge will provide both visual and environmental benefits.

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The size proposed has been developed with the existing landform in mind so as to reduce the requirements for earthwork and its location immediately adjacent to existing buildings is considered in compliance with current and emerging planning policies.

No objections have been submitted in response to the consultation exercise. It is recommended that conditions are imposed to reinforce the applicant's confirmation that the facility will be for private use only and there will be no external lighting (which will help protect the dark night skies; one of the Park's special qualities). Furthermore, it is recommended (and has been agreed with the applicant's agent) to ensure that no further outdoor storage is established to compensate for the loss of the existing compound.

There being no other representations, and in view of the above; the proposal is considered to be acceptable in this location and in accordance with the relevant existing and emerging

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.