

**From:**  
**To:** [Helen Webster](#)  
**Cc:** [Planning](#)  
**Subject:** Dale Head Farm, Rosedale, Pickering - NYM/2020/0218/FL  
**Date:** 20 November 2020 12:29:35  
**Attachments:** [image001.png](#)  
[18 Nov 20 - Add supp info.pdf](#)  
[Examples.pdf](#)

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Dear Helen

Please find attached supporting information in relation to the above on-going planning application for your consideration.

Kind regards

*Cheryl*

Cheryl Ward Planning  
MSc MRTPI



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NYMNP

20/11/2020

ADDITIONAL SUPPORTING  
JUSTIFICATION TO  
NYM/2020/0218/FL

Dale Head Farm, Rosedale

**For: Mrs M Barraclough**  
**At: Dale Head Farm, Rosedale**

Purposely left blank

For: Mrs M Barraclough  
At: Dale Head Farm, Rosedale



FAO: Helen Webster

North York Moors National Park Authority (Planning)

The Old Vicarage

Bondgate

Helmsley

York, YO62 5BP

Your Ref: NYM/2020/0218/FL

My Ref: P2020#0306

20 November 2020

Dear Helen

**Use of Land as Tea Garden and Construction of Extensions to Provide Tea Room Space and WC Facilities Together with Use of Land for the Siting of a Shepherds Hut for Holiday Letting Purposes (retrospective) at Dale Head Farm, Rosedale, Pickering**

Further to your recent correspondence on 26 June and 17 November 2020 in connection with the above I am instructed by the applicant to provide a full response to issues that have arisen during the planning application. In summary, we are seeking to regularise the development as built and are grateful to be able to provide the following response which is supported by suggestions for moving forward with the development. Please accept my apologies for the delay in responding.

Tea garden and tearoom

We are grateful to receive confirmation that the lean-to tearoom structure can remain until the end of the next summer season 2021.

Since my visit to the property in July there has been some further changes to the tearoom both internally and externally which are explained later in the letter (contained within the bullet points below). We are grateful to put forward additional justification in support of the home working venture and expansion of this small yet successful and high commended rural business in the National Park.

The business as you will be aware is clearly well documented and receives good ratings including those from the NYM National Park.

- The applicant has set up the home working venture from scratch and prides her baking at the forefront of the business. The buildings and structures are equally as important and complement the low key nature of the business in this location.
- The lean-to tearoom is intrinsic to the business and is located close to the house as opposed to being an independent structure in the front garden which could have the potential for far greater visual prominence. There was once a previous steading slightly to the west of the main house within the garden to Dale Head.
- From any distinguishable views, of which there are few, the tearoom is seen against and in context and is duly subservient to the house as a background building. As such, it does not dominate the site in any way and is non-harmful in this setting.
- The tearoom is an expansion of an existing business (tea garden) which is hugely popular due to its location at the halfway point on the 'Land of Iron' circular walk.
- It provides refreshments facilities and home baking for walkers and cyclists visiting the area and as such could reasonably be argued to provide opportunities for visitors to 'enjoy the special qualities of the Park' as required by **Policy SPJ (Tourism and Recreation)**.
- In asking '*does the proposal respect and show understanding of the National Park Authority's first purpose?*' We can clearly confirm that it aligns with this purpose on the grounds that it is 'small scale' development; is appropriately design for the site; underpins enjoyment; it does not detrimentally impact on the landscape of this part of the National Park, dark night skies and tranquillity.
- The applicants main target is the walkers, cyclists and horse riders in the locality rather than attracting customers by car and this has been demonstrated as being successful.
- There are no existing buildings suitable to use other than within the garden and there is not sufficient room within the house to cater for visitors.
- The house and garden are closely connected and function well with direct access to the main house kitchen.
- The level and nature of activity associated with the tea garden/tearoom does not have an adverse impact on the special qualities of this part of the National Park.
- The site is located at the end of a no-through road via the dale side road. Unlike the cottages in Rosedale village which are far more prominent and form part of a streetscene, Dalehead is a stand-alone property in open countryside which is capable of accommodating the proposed tearoom without harm to the locality.
- Other than those specifically having a need to visit the site or walkers using the tea garden the site generally is not a place to go without a general need.
- The structure is little different the building which houses the wc facilities at Graze on the Green and if painted a subtle colour could assist in allaying Officers fears.

- Like many other businesses during the COVID-19 crisis the applicant has had to think long and hard about the measures that are required to be put in place to meet social distancing measures. The tearoom has proved to be an asset to the business during this period. Together with use of the tea garden, the tearoom has allowed the necessary space requirements so that in effect visitors need not necessarily come into close contact with each other.
- The applicant wishes to be able to retain and make use of the tearoom on a largely permanent basis beyond the lockdown period. This method has been operated throughout the site during the summer months following the initial lockdown and has worked well.

#### Physical changes to the tearoom

- The remainder of the roof of the tearoom has been clad with low impact corrugated roof sheeting to retain an agricultural feel rather than a heavier tile so as not to compete with or overwhelm the main farmhouse.
- The rear part of the development has also been completed to safeguard water ingress and complete the previously incomplete structure.
- The large projecting flue has been omitted from the proposal.
- As such it is not considered that the tearoom due to its design or appearance is harmful to the character and form of the site and/or host building. Albeit for an approximate 3 metre forward projection the structure would virtually go unnoticed.
- The applicant is happy to accept a condition that the tearoom is removed when it is no longer operated by them.

In support of the retention of the tearoom the applicant would be willing to paint the structure a heritage colour similar to that at Graze on the Green or a dark stain to lessen any impact that is considered to be arising from the development.

Furthermore, the white plastic windows can also be painted in a similar colour. It is very much the rustic charm and character of the tearoom created by the client that their customers seem to like and this in turn creates a safe, accessible and usable space which is now light and airy.

Finally, you may have noticed the site was heavily promoted together with the area in the program 'A Year in the Wild North York Moors' on BBC2 a few months ago for walkers and cyclists which also featured the applicants son and the sheep and the tea garden which proved to be good for the business.

For: Mrs M Barraclough  
At: Dale Head Farm, Rosedale

Other relevant schemes

1)



Fig 1. – Graze on the Green.

2)

**NYM/2019/0360/FL** – Relocation of summer house excluding decking (revised scheme) at 31 Hill Cottages, Rosedale.



Fig 2. – 31 Hill Cottages, Rosedale (cabin now relocated).

For: Mrs M Barraclough  
At: Dale Head Farm, Rosedale

## Shepherds hut

Relevant cases within the NYM National Park

Whilst it is acknowledged that one scheme can't be used to justify another the applicant has carried out extensive research of shepherd's huts that have been recently approved within the NY Moors National Park which are not within established woodland.

The first in the list below was approved as an exception to not being within established woodland.

We also wish to draw your attention to a series of other applications recently approved in the NYM area with supporting text quoted from the Officers report including the reasons for approval:

**NYM/2019/0725/FL** – Alterations to and change of use of garage to provide facilities for cheese production and additional bedroom/bathroom together with roofing over goat pen and use of land for the siting of **1 no. shepherds hut for holiday letting purposes** at Abbey Farm Cottage, Rosedale Abbey – Approve.

[http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3D2019-11-28%2BPublic%2B%2B-%2BDecember%2BCommittee%2BReport.pdf%26unique%3D815305%26type%3DNLP11GL1\\_DC\\_PLA\\_NAPP](http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3D2019-11-28%2BPublic%2B%2B-%2BDecember%2BCommittee%2BReport.pdf%26unique%3D815305%26type%3DNLP11GL1_DC_PLA_NAPP) – it was confirmed that:

*“With regard to the proposed shepherds hut for self-catering holiday letting purposes, its siting within the rear yard area to the property would not comply with criteria 1 of Development Policy 16 in terms of being located within woodland. However, in all other aspects the proposal accords with the requirements of Development Policies 14 and 16.*

*The site forms part of the curtilage to Abbey Farm Cottage and whilst not within an area of established woodland, there is a significant degree of mature planting about the site which would help soften the impact of the proposal so as to ensure it does not result in harm to the landscape character of this part of the National Park.*

*Indeed, traditionally shepherds' huts would be sited within a field or pasture to tend to grazing sheep and therefore a woodland setting would be to some extent at odds with the character of the accommodation proposed. The proposal will be physically and functionally linked to the existing goat rearing business at Abbey Farm Cottage and be managed from the main property. Furthermore, whilst views would be afforded from the PROW to the west, the shepherds hut would be viewed in the context of the existing buildings at Abbey Farm Cottage”.*



For: Mrs M Barraclough  
At: Dale Head Farm, Rosedale

**NYM/2017/0585/FL** – Use of land for the siting of 1 no. shepherds hut for holiday use at Lockton House, Bilsdale – Approve.

[http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL\\_DC\\_PLANAPP&key=813505&iWgrnzsWW4I=aH8Pp24Bn4U=](http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL_DC_PLANAPP&key=813505&iWgrnzsWW4I=aH8Pp24Bn4U=) – Officers confirmed that:

*“The scheme does not involve the diversification of an existing building. Nevertheless, the proposal for a shepherd hut is thought to be of an appropriate scale and nature that will not harm the character and appearance of the rural locality.*

*Furthermore, it is believed that the proposal for holiday accommodation in the form of a shepherd’s hut will help to attract visitors to the area, whilst promoting horse riding which is considered a sustainable mode of transport”.*

**NYM/2019/0744/FL** – Use of land for the siting of 1 no. shepherds hut and wood fired bath together with associated parking for holiday letting use in association with the Hawnbly Estate – Approve.

[http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL\\_DC\\_PLANAPP&key=815324&iWgrnzsWW4I=aH8Pp24Bn4U=](http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL_DC_PLANAPP&key=815324&iWgrnzsWW4I=aH8Pp24Bn4U=)

Members confirmed:

*“The proposed shepherds hut would be located within a former orchard where there are few remaining apple, elder, beech, holly and cherry trees but not within established woodland.*

*Furthermore the local topography is undulating such that the proposed shepherds hut would largely be screened in short distance views from within the Conservation Area and in long distance views from across the valley it would be barely perceptible against the rising landform.*

*It is considered that the most relevant policies of the emerging Local Plan are UE1 (Small Scale Tourism Development) and UE2 (Development of Existing Tourism and Recreational Businesses) which all continue the thrust of the currently adopted policies of the Core Strategy and Development Policy Document. UE1 and UE2 support proposals which utilise an existing building to provide small scale tourism accommodation or new structures such as pods, yurts and shepherds huts, linked to an existing business which would be well screened by existing topography or well established vegetation”.*

*It is considered that the most relevant policies of the emerging Local Plan are UE1 (Small Scale Tourism Development), UE2 (Development of Existing Tourism and Recreational Businesses), BL3 (Rural Diversification) and BL5 (Agricultural Development) which all continue the thrust of the currently adopted policies of the Core Strategy and Development Policy Document.*

For: Mrs M Barraclough  
At: Dale Head Farm, Rosedale

**NYM/2015/0311/FL** – Use of land for the siting of 3 no. shepherds huts for holiday use together with erection of polytunnel at Barnacres, Fylingdales – Approve.

<http://planning.northyorkmoors.org.uk/MVM.DMS/Planning%20Application/811000/811501/NYM2015-0311-FL%20August%20Committee%20Report.pdf> - where it was recognised that:

*“Whilst the huts are not proposed to be sited within woodland, two of the three will be set against a backdrop of mature woodland. The topography of the woodland prevents the positioning of the huts entirely within it.*

*In assessing the proposal, Officers acknowledge that the scheme cannot meet the woodland setting requirements, but it is considered, on this occasion, the siting of two huts on the woodland boundary does not result in a significant level of harm to the landscape character of this part of the National Park.*

*Indeed, traditionally, shepherds’ huts would be sited within a field or pasture to tend to grazing sheep and therefore a woodland setting would be at odds with the character of the accommodation.”*

**NYM/2013/0767/FL** – Use of land for the siting of timber structure (Shepherd’s Hut) to be used as holiday letting accommodation at Consier Farm, Chopgate – Approve.

<http://planning.northyorkmoors.org.uk/MVM.DMS/Planning%20Application/810000/810260/NYM2013-0767-FL%20January%20Committee%20Report.pdf> – Officers deemed:

*“Consier Farm is in a very remote location on the east side of Bilsdale. There is a collection of modern and traditional buildings on the site along with the principle dwelling and Consier Cottage. The planning policy framework is generally supportive of holiday accommodation of this type within established woodland. However, given the form of the proposed accommodation along with its proposed location, adjacent to the existing farm buildings, it is difficult to conclude that the proposed development would be harmful to the special qualities of this part of the National Park. This type of low-key farm diversification is also considered to be beneficial in terms of supporting sustainable farming and landscape management”.*

The setting out of the above cases is intended to provide a few relevant samples of some of the most recent permissions for shepherd’s huts which have been permitted outside of established woodland within in the National Park.

**For: Mrs M Barraclough**  
**At: Dale Head Farm, Rosedale**

## Additional justification

It is important to note that Dale Head (the main farmhouse) predominantly faces south in the landscape i.e. the house stands proud as do the majority of the traditional and modern farm buildings. The shepherds hut simply follows this form and layout and is clearly aligned in its position with the main house.

Essentially the farm is built on the top of a hill and the siting of the hut is similarly located on an area of enclosed orchard on a flat parcel of land, close to the buildings which will serve as a shower/wc facility.

Although sited at the top of the orchard (at the same level as the house and buildings) the hut doesn't breach the skyline and has existing buildings and a landscape backdrop behind it. On the approach to Dale Head Farm the hut (although visible) does not have a harmful or detrimental impact rather it creates a welcoming ambience to the site and is to be used as a means of supporting an existing rural business.

As such, it is of a very modest scale (singular) development which is to be used to promote the cultural heritage of the park. It is led by the traditional farming/shepherding which still takes place in the locality today.

It is not practicable to site a hut anywhere else at the farm. Siting the hut in the woodland with no views defeats the objective (which is to sympathetically capture the long range views of Rosedale) and furthermore would be dark and damp and bad for the timber structure. The wood is not within the applicant's control. Prior to the siting of the shepherds hut the applicant had 2 no. static caravans which had been there for 20 years therefore this type of development isn't new to the site.

It is confirmed that the position of the hut on the back edge of the orchard (north) will not be visible to anyone other than existing and proposed users of the site. The ridge of the hut is running parallel with the site's contours i.e. with the long edge facing north/south so that it sits harmoniously with the natural contours of the land. The site is enclosed by mature screening to its north and east sides and it is only on the south side that the structure will be visible but it is not harmful.

This site has been chosen carefully as it is closely linked to the house. This means overseeing the hut by the applicant is easily achievable and to visitors occupying the hut provides a safe and unique opportunity to experience the peace and tranquillity of the National Park.

The shepherds hut is to be fully serviced and is linked to a small shower room within an adjacent building to the north which with it also has a close connection.

### Site Management

The applicant will manage and operate the site from the adjacent farmhouse. Bookings will be taken by private booking arrangement.

There is no requirement for on site management and the applicant is satisfied that the shepherd hut can be tied to Dale Head by way of a condition.

**For: Mrs M Barraclough**  
**At: Dale Head Farm, Rosedale**

### Materials

The shepherds hut is constructed and finished in timber. The applicant is willing to offer that it is painted in a colour to be agreed with Officers and one that will blend with the site characteristics. The roof is to be coloured to match.

### Landscaping

Further landscaping is also offered and the hedge to the front of the structure can be left to grow higher if required. It is considered that heavy or continuous planting could lead to landscape changes which would be uncharacteristic of the site and area conservation and therefore has been eliminated.

The wider area is bound by a hedge enclosure which is characterful of the site and the approach to the farm.

### Trees

The applicant is willing to plant up to 2 or 3 orchard type trees within the orchard directly in front of the structure as a means of providing additional screening without obliterating the view.

### Lighting

It is recognised that motion-sensor lighting is typically favoured and that unshielded flood-light style is not commonly supported; particularly in remote areas where the impact of unshielded lights upon local ecology and dark night skies is substantial.

In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.

## Planning Policy

The development is aligned with **Strategic Policy J** of the NYM Local Plan in that it is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The development continues to maintain a strong sense of place, using the only flat space available to create an attractive, welcoming and distinctive place to visit.

The development will create a place that is safe, inclusive and accessible and promotes understanding and enjoyment, health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**Policy UE1** of the NYM Local Plan (Location of Tourism and Recreation Development) guides development in Open Countryside where it involves the expansion or diversification of an existing tourism or recreation business and the proposed development is functionally dependent and subservient in scale to the existing business.

The development is considered to align with **Policy UE1** of the NYM Local Plan as an existing tourism business in the Open Countryside in the National Park that wishes to expand or diversify.

**Policy UE2** (Camping, Glamping, Caravans and Cabins) of the NYM Local Plan guides development for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is within the applicant's control and where arrangements for its long term maintenance can be demonstrated.

The development is considered to align with **Policy UE2** of the NYM Local Plan on grounds that the accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape; it does not lead to unacceptable harm in terms of noise and activity on the immediate area; the proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and is of a high quality design which complements its surroundings.

## Decision taking

The applicants are querying why the application will be refused when:

- Other applications for the same type of tourism development are actively being permitted – as demonstrated above.
- Members of the Authority are approving applications at Planning Committee.
- NYM Local Planning Policy and National Planning Policy is supportive of a prosperous rural economy and the sustainable growth and expansion of all types of business in rural areas and sustainable rural tourism and leisure developments which respect the character of the countryside.

We feel we have been able to demonstrate that this type of development is actively being permitted outside of established woodland and in similar locations (as demonstrated in the attached document).

Further to the additional planting and screening and possible painting of the structure and any other revisions that you may require we would ask you to re-consider the recommendation under Policy UE1 and UE2 of the NYM Local Plan.

## Conclusion

With the submission of the amended details the development is in accordance with the Development Plan in force and the National Planning Policy Framework (NPPF) outlined above and the proposal is fit for purpose.

The development for the tearoom and shepherds hut is substantially low impact, will be sensitive to its surroundings and one that can be implemented without harm to the setting of the property or the wider landscape. The LPA are in a position to formulate a controlled permission.

Part of the experience is that the site is to some extent off the beaten track, yet it is sustainably linked to other nearby facilities at the site (an existing business) and is close to Rosedale Abbey.

The scale of the development and the design of the proposed structures together with the anticipated levels of activity will not adversely affect the special qualities of the National Park.

The proposals are designed to minimise the level of permanency so that they can be removed, and the land restored when they are no longer required.

**For: Mrs M Barraclough**  
**At: Dale Head Farm, Rosedale**

The applicants are willing to work with the Authority to find a swift resolution to the case. The two initiatives are urgently needed as a modest form of rural diversification to operate alongside the existing farming operation and tea garden (already permitted) and for bringing a small number of visitors to the site and economic benefit to the Park.

The shepherds hut will provide a unique and quiet place to take advantage of the special senses of this National Park and provide a get-away for many. Having lived at the site for many years the applicants have a strong understanding of remoteness and this is used as a golden thread throughout the development

It is hoped that the above provides some clarification for the purposes of your recent correspondence and with respect to the issues raised. Should you require further information please don't hesitate to contact me and we will do all that we can to assist.

Kind regards

*Cheryl Ward*

Cheryl Ward Planning

MSc MRTPI

## SHEPHERDS HUTS IN THE NYMNPA

1. Meadowbeck Shepherds Hut, Barnacres, Low Flask, Fylingdales, Whitby

2 huts



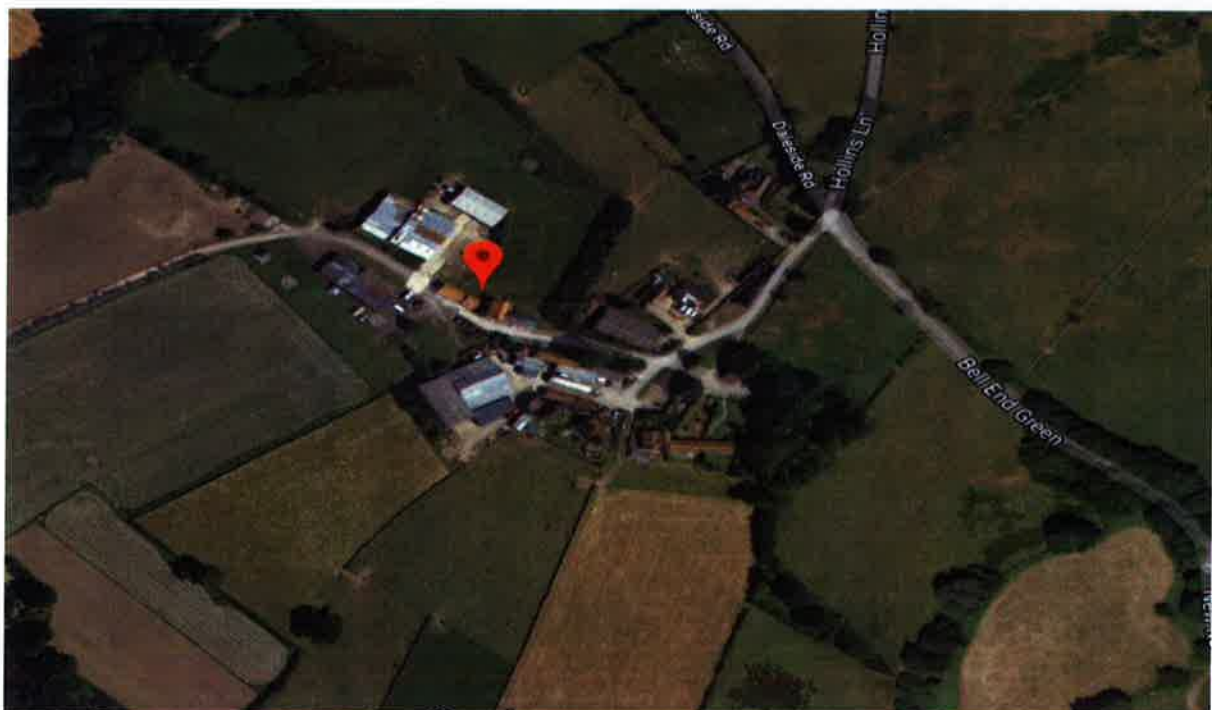
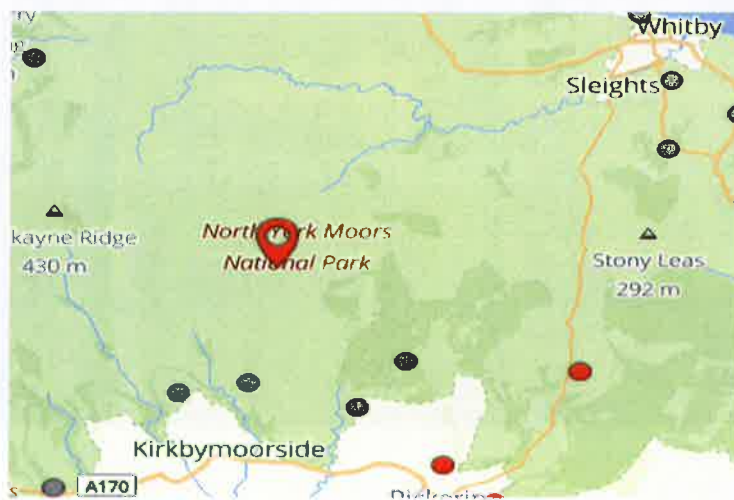
NYMNPA

20/11/2020





2. Low Bell End Farm, Rosedale



3. The Sheep Shed, Normanby, Whitby — 1 hut



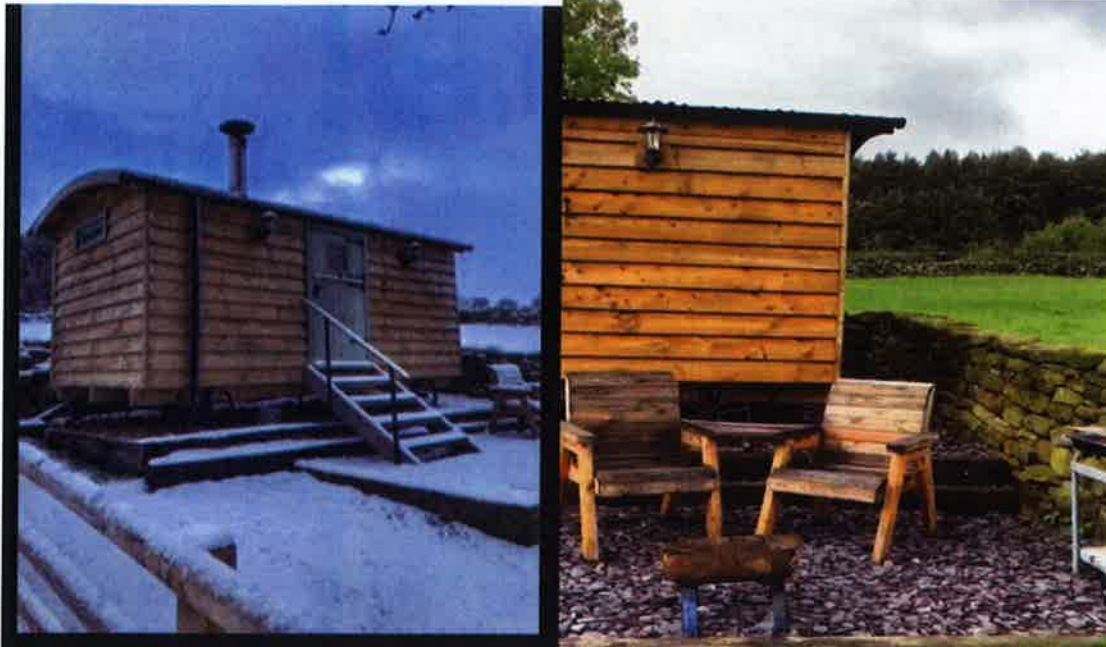


4. Mount Pleasant Farm, Lockton – C&CC certified site and adjacent Shepherd's Hut set on a working farm in the NYMNP, close to Dalby Forest – 1 hut





5. Lockton House Shepherd's Hut, Hawnby — Hut

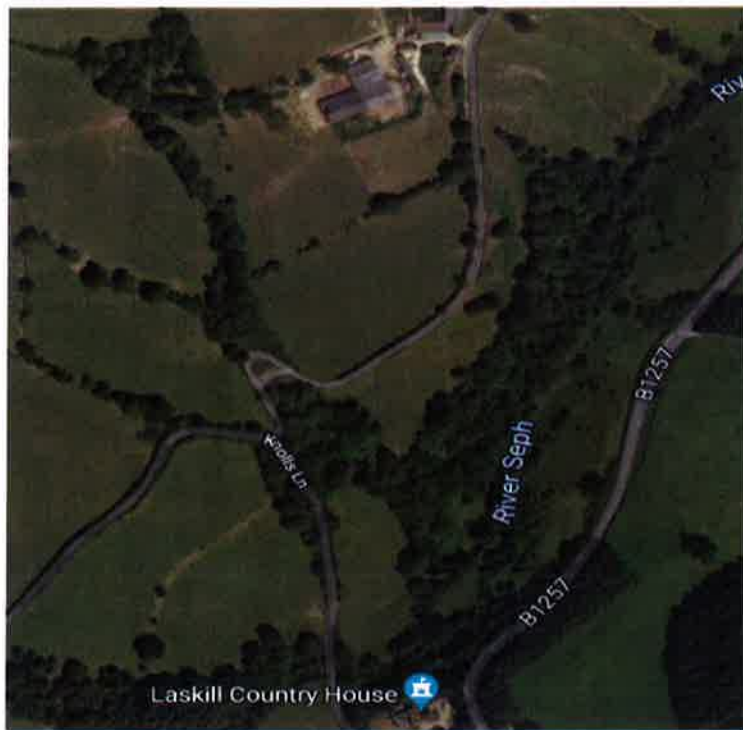








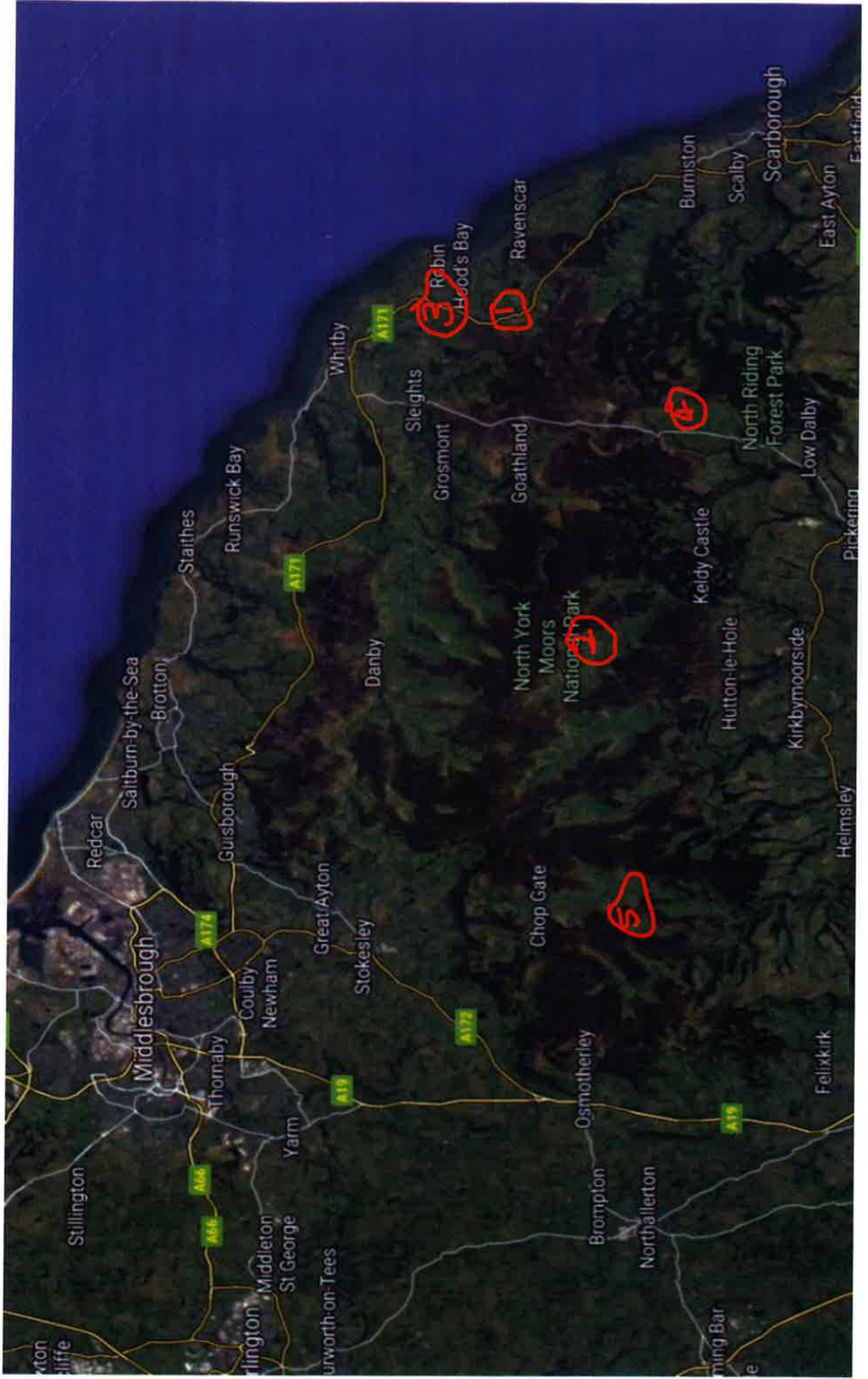








Location of Shepherds Huts •





**From:**  
**To:** [Planning](#)  
**Subject:** Fwd: Septic Tank at Dale Head Farm  
**Date:** 23 November 2020 13:01:07

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Hope this is ok? Let me know

Sent from my iPhone

Begin forwarded message:

**From:** Alison  
**Date:** 19 Nove  
**To:**  
**Subject: Septic Tank at Dale Head Farm**

**S & A Doughty,**

Midge Hall Farm, Rosedale East, YO18 8RL

Vat no 747120251

Ref - Dale Head Farm, Rosedale East.

We are writing to confirm that we fitted a new septic tank ( manufactured by Kingspan) and a more up to date system, in March 2016, the tank is a 17 person population tank and meets current guidelines - as the main farmhouse is 4 bedroom this is perfectly adequate to accomodate the tearoom too.

Kind regards Alison Doughty

S & A Doughty.