

North York Moors National Park Authority

Parish: Glaisdale

App No: NYM/2020/0906/FL

Proposal: use of land for the siting of 2 no. shepherds huts for holiday letting purposes

Location: Wind Hill, Glaisdale

Applicant: Ms Alex Bentley
Wind Hill, Glaisdale, Whitby, YO21 2QY

Agent: Don Watt, 6 West Lane, Danby, North Yorkshire, YO21 2LY

Date for Decision: 14/01/2021

Extended to:

Consultations

Natural England – No objection – 7 December 2020

Highways – The Highways Officer provided comments on 9 December 2020 - The applicant mentions that there are 6 existing parking spaces. Are these spaces already used for something else, if so what, as I would like to be able to say that there will be sufficient parking capacity for the proposals. Also, I could see no mention where the access from the highway will be. The blue line does not extend to the highway which means that access across land not in the applicants control will be required. Could the applicant state where the access will be and confirm that the visitors to the huts will have a right of access to them.

Environmental Health Officer – No objection – 27 November 2020 – comments that the applicant should be aware of the need to obtain a caravan site licence if the proposal goes ahead. An application form can be obtained by contacting me on the details given below.

Site Notice/Advertisement Expiry Date – 12 January 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.

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3. RSUO11 Use as Holiday Accommodation Only - Outside Villages
The 2no. shepherds huts hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. RSUO00 The holiday units (2no. shepherds huts) hereby permitted shall be managed from and remain part of the curtilage of the existing dwelling known as Wind Hill Farm, Glaisdale, Whitby and shall not be managed, sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5. 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.
6. HWAY00 New and altered Private Access or Verge Crossing at Windy Hill, Glaisdale
The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the Standard Detail number E10 and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

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7. HWAY00 New and altered Private Access or Verge Crossing –(MHC-03)
 Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:
https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf
 The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Reason(s) for Condition(s)

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| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | PLAN00 | For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park. |
| 3. | RSUO00 | The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12. |
| 4. | RSUO00 | In accordance with Strategic Policy M and Policy UE2 of the NYM Local Plan which requires such holiday accommodation to be managed on site and that the occupation of such accommodation does not operate as separate independent dwelling unit. |
| 5. | GACS00 | In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents. |
| 6. | HWAY00 | To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users |

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7. HWAY00 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users



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Background

Wind Hill Farm is located just under a mile north-west of the main built up area of Glaisdale. The site is located to the rear of a large agricultural building which fronts the main highway; the farmhouse and the associated land cannot be seen from the road. Adjacent to a large agricultural building is an office building and equipment storage area. West of the office building and storage area is a small track which leads north to a piece of land, overlooking a valley towards Lealholm, on which the applicant is proposing to site two shepherd's huts for the purpose of holiday accommodation.

The proposed shepherd's huts have a floor area of 9.4 sq. metres each. The proposed huts are to be 4.8m in length, 2.7m high and 2.4m wide. There will be 6 parking spaces provided adjacent to the shepherd's huts and will be used solely by the residents of the holiday lets.

Relevant Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy UE2 relates specifically to Camping, Glamping, Caravans and Cabins. The policy states that development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or; 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. The development must not cause unacceptable harm in terms of noise and activity on the immediate area or detract from the character, tranquillity or visual attractiveness of the area. The accommodation should be of a high quality design which complements its surroundings.

Main Issues

This application seeks planning permission for the siting of 2no Shepherd's huts for the purpose of holiday accommodation. The site is closely related to the farmhouse (Wind Hill Farm) from which the units will be managed and has its own access via a small track west of the main dwelling. The proposed huts are to be sited north of an existing embankment; the topography of the site minimises the overall visual impact of the development. The site cannot be seen from the main road and is unlikely to have a negative impact in terms of the wider views of the site due to much larger existing buildings within close proximity.

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There are no immediate dwellings surrounding the development site and as such it is not considered that an increase in activity and noise associated with the use of the huts would have a detrimental impact on the surrounding area.

Environmental Health and Natural England have not raised any objections to the proposed development. The Highways Authority has no objections in principle to the development but has requested that the verge entrance to the site is upgraded to current standards. Highways initially asked for further information and clarification regarding the parking spaces and access track; the applicant provided the relevant information which satisfied the requests of the Highways Officer.

In view of the above, it is considered that the proposed development adheres to Policy UE2 and Strategic Policy C of the Authority's adopted Local Plan. Therefore, the application is recommended for approval.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.