

# North York Moors National Park Authority

Parish: Hawsker-Cum-Stainsacre

App No: NYM/2020/0826/FL

**Proposal:** use of land for the siting of 1 no. static caravan and 6 no. touring caravans for holiday letting purposes, use of part of an agricultural barn for caravan storage and equestrian stabling purposes together with use of a further agricultural building as indoor equestrian arena

**Location:** Brook House Farm, Hawsker

**Applicant:** Mrs Kathryn Rollinson, Brook House Farm , Hawsker, Whitby, YO22 4JY

**Date for Decision:** 28 December 2020

**Extended to:**

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

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. PLAN01 **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	02 November 2020
Caravan Site Revised Plan	N/A	11 February 2021
Floor Plan of Multi Use Barn	N/A	11 February 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. RSUO00 There shall be no commercial use of the indoor manege 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 Brook House Farm, or for those horses on site for short-term equestrian holidays and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. RSUO00 The caravans hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority. For the purpose of this condition 'holiday purposes' 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.

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5. RSUO00 The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Brook House Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.
6. GACS11 **Caravans - Winter Storage (inserts)**  
Any caravan remaining on the site between 31 October in any one year and 1 March in the following year shall not be stored other than in the building shown on the site plans received on 16 October 2020 and 02 November 2020.
7. GACS10 **Caravans - Seasonal Use**  
No caravan shall remain on the site between 31 October in any one year and 1 March in the succeeding year. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
8. WPDR12 **Site Licence Required**  
Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.
9. LNDS01 Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for **hedge planting/soft landscaping to the north-east and north-west boundaries of the caravan site** and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Informatives**

1. INF00 The Local Highway Authority recommends that the applicant should ensure that the users of the caravans have the relevant rights of access along the public right of way.

**Reasons for Conditions**

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 Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.

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3. RSUO00 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with Strategic Policy A of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the NYM National Park.
4. 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 to provide facilities for visitors in line with Policy UE2 of the Local Plan.
5. RSUO00 The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
6. GACS00 In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
7. GACS00 In order to ensure that the caravans and associated levels of activity are not occupied on a year round basis when tree cover is minimal and in order to comply with Strategic Policy A of the North York Moors Local Plan.
8. WPDR00 In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with Strategic Policies A and C and Policy UE2 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
9. LNDS00 In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Strategic Policy C which seeks to ensure that development proposals incorporate suitable landscaping details.

## Consultations

**Parish** - No objection.

**Highways** - No objection. It should be noted that the LHA would have concerns if the equestrian areas are made into a commercial business and therefore generate more traffic. Although the applicant is not showing that they are in control of the access, they should investigate into the provision of passing places being constructed to allow vehicles to pass each other on the route from Hawsker Lane.

**Environmental Health Officer** - No objection in principle, on housing or caravan site licensing grounds.

**Site Notice Expiry Date** - 03 December 2020.

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**Background**

Brook House Farm is a relatively modest agricultural unit located approximately 3 kilometres north-west of the settlement of Hawsker, south of Whitby. The farm is accessed via a shared track which is also a designated public bridleway leading from Hawsker Lane. The access serves a number of other properties, farmsteads and the former Whitby lighthouse and fog horn station but Brook House Farm is the first property reached.

The site was a former dairy farm having a mixture of traditional buildings, modern general purpose buildings and the former milking parlour. There is an ancillary caravan site comprising 3no. static caravans and a small number of touring pitches. The landscape character in this part of the National Park is mainly open agricultural (pasture) with clear views to the coast and nearby Whitby. Although the farm is set back from the road and nestles in undulating land, it is visible from Hawsker Lane. The site is not regarded to be prominent and the eye is more readily drawn to the neighbouring large static and touring caravan sites; Howgate Howe Holiday Home Park to the south and Saltwick Bay Holiday Park to the north.

The Farm ceased operating as a dairy unit and was sold off in parcels. The current owners purchased the farmstead with a small acreage in August 2020. The site is not large enough to be a viable agricultural unit but the applicants intend to retain some agricultural activity, having a small flock of sheep and intend to introduce a small number of cattle. Consequently, it is crucial to their business to establish means of diversification to supplement the agricultural element and therefore the current application has been submitted.

Full planning permission is sought to change the use of one of the existing general purpose barns which is naturally divides as it is constructed as a split level building. The higher half is currently open fronted and has previously been used for general storage. The applicant's propose to use this part of the barn for caravan storage to complement the many caravan sites in the vicinity which lack winter storage.

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The lower part of the barn, previously used for livestock is proposed to be divided to provide 3no. stables which would be made available for 'horsey holidays' enabling owners to bring their own horses on holiday with them and the remainder of the barn being retained in agricultural use for the owners. It is proposed to enclose the south-east facing open side to improve security and visual appearance.

It is proposed to change the use of the former milking parlour building to the south of the site to an indoor equestrian arena, again to address an identified need in the locality. The facility would not be full size as the building is only approximately 18m by 14m and there is no proposal at this time to extend it. Although the applicant originally proposed to offer the facility to third parties, following concern raised by the Local Highway Authority in respect of increase in traffic, the application has been amended to private use and use by horses accommodated in the holiday letting stables only.

The final part of the proposal seeks permission to alter the existing caravan site to the north of the main farmhouse. Permission for the siting of 3no. static caravan pitches was granted in September 1991 for a temporary period of five years as a personal permission for the previous owner. The site was also subject to a condition restricting the time period of use from March to October.

Although the permission expired in September 1996, the caravans remained on site and no other applications were received in connection with the development. The applicant proposes to retain 1no. static caravan together with the provision of 6no. touring pitches. Following a site visit and discussions with the applicant, amended plans have been submitted to relocate the proposed static caravan to a position closer to existing buildings. The static is now shown to re-use the footprint of an asbestos shed which has recently been removed from the site.

**Policy Context**

The relevant policies contained within the North York Moors Local Plan to consider with this application are Policy BL3 (Rural Diversification), Policy BL11 (Commercial Horse Related Development), Policy CO20 (Equestrian Development for Private Use) and Policy UE2 (Camping, Glamping, Caravans and Cabins).

Policy BL3 seeks to support proposals for the diversification of existing agricultural or land-based businesses where: the scheme is well designed and makes use of an existing building; the proposed use is compatible with and ancillary to the existing farming activity; the proposal is of a quality, scale and design that takes into account the sensitivity of the local landscape; existing access arrangements are appropriate for the proposed use and there are satisfactory arrangements for the storage, parking and manoeuvring of vehicles.

Policy BL11 is supportive of commercial horse-related enterprises where: there is an existing dwelling from which the site can be managed; there is no unacceptable visual impact; the amenities of neighbouring occupiers will not be harmed; the site is accessible by an adequate network of safe equestrian routes which can absorb additional usage; there is adequate parking facilities; and the proposal is of an appropriate scale and well related to existing buildings.

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Policy CO20 relates to Equestrian Development for Private Use and seeks to permit applications for equestrian use (including stables, outdoor arenas and permanent field shelters) where there would be no adverse landscape impact; where existing buildings are used as far as possible and where new buildings are closely associated with existing buildings; where the scale/design is appropriate; where it will not disturb neighbouring amenities; lighting is discreet and where there is adequate parking for horse-related vehicles.

Policy UE2 (Camping, Glamping, Caravans and Cabins) is supportive of a range of small scale holiday accommodation, favouring small units of high quality design (i.e. pods, yurts, cabins, chalets, caravans and motorhomes) rather than static caravans which significantly detract from the landscape. In the open countryside, the policy advises that development will be permitted provided it is not isolated from an existing business or residential unit from which the site can be managed. In order to respect the sensitivity of the local landscape, all sites must be screened by existing topography, buildings or adequate well-established vegetation. Proposals for new static caravans or the conversion of existing camping or caravanning sites to statics will not be permitted. However, exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.

**Main Issues**

The main issues to consider with this application are considered to be whether the various methods of diversification are acceptable in terms of nature, scale and level of activity for this location, having particular regard to landscape impact and the effect on the surrounding road network.

**Multi-use Barn**

The use of the upper part of the barn for caravan storage is considered acceptable and the further enclosure of the open sides is welcomed on the basis it will reduce the overall visibility of the building in the wider landscape. The use is considered to address an identified need in the locality and on the basis it is for winter storage purposes only; the associated activity will be minimal. The proposal will make use of an existing building as required by Policy BL3 and the proposed alterations are considered to be an overall enhancement to the site. The barn has a good access and sufficient space to allow the safe manoeuvring of vehicles. It is anticipated that the winter storage of caravans is likely to reduce the overall activity levels on this part of the site in comparison to its former agricultural use.

The provision of 3no. stables within the lower part of the building, for horses belonging to holiday makers to the area is also considered to be acceptable under the requirements of Policy BL11. The proposal makes use of an existing building and it would be managed from the farmhouse on site. Again, given the open nature of the site, its enclosed yard and position immediately adjacent to the grazing land the site is considered to meet the safety and specific parking needs associated with equestrian vehicles. The fact that the access track to the site is a designated public bridleway (which provides a good link to other routes) the proposal is considered to comply with the requirements of BL11.

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**Conversion of Barn to Indoor Arena**

The adaptation of the other larger former agricultural building to an indoor equestrian arena is also considered to be an acceptable method of re-use as it will require very little external alteration. The building is already very well related to existing development and therefore its retention is acceptable. The barn is relatively modest and therefore will only be suitable for a small number of ponies or one horse at any one time. In practical terms it would not be suitable for use by large groups or for competitions but could provide a valuable facility for small-scale children's pony club activities or hire to a private individual. However, the Local Highway Authority expressed concern in relation to the possibility of a commercial use of the equestrian areas generating more traffic and therefore its use solely for private use (or horses on site as part of the holiday business) is recommended. The applicant has provided written confirmation that the proposed use by third parties is withdrawn from the application. Consequently, Policy CO20 is relevant and the proposal is considered to meet all the requirements contained within the policy.

**Caravan Site**

On the basis that there has been a permission in place for the siting of 3no. static caravans on the land for the previous owner, two of which will be removed as part of this proposal, it is considered that the provision (retention) of 1no. static is considered to be acceptable due to the resulting visual improvements.

The proposal has also been further amended to secure an alternative position for the static caravan to be brought into closer proximity to existing buildings, further off-setting any perceived landscape harm by providing a better context.

Having regard to the provision of a 6no. touring site in this location, the site history, existing buildings and setting adjacent the domestic garden of Brook Farm House are considered to provide an adequate setting for the touring site. The switch to touring sites will result in an enhancement as the units will not be permanent features in this relatively open landscape. The topography of the site and existing buildings help to screen the site and throughout discussions with the applicant, it has been confirmed that the restriction of use of the site between March and October is acceptable. The purpose of this is to ensure landscape impact during the winter months is reduced. Notwithstanding the fact that views are already compromised by the presence of large, long-established holiday parks, additional soft landscaping to the site would also be of visual and environmental benefit and therefore it is recommended that a landscaping condition is added as part of any approval.

**Summary**

The proposed re-use of existing modern agricultural buildings for the purposes proposed are considered acceptable in this location and the uses are not anticipated to result in unacceptable highway or amenity impacts. The uses are considered to be supplementary to and compatible with the continued agricultural use of the site.

No objections have been raised and the proposals are considered to align with the relevant policies. In view of the above and the recommended conditions, approval is recommended.



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**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.