

# North York Moors National Park Authority

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Parish: Newby and Scalby

App No: NYM/2021/0052/FL

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Proposal: change of use of land to form manege (revised scheme to NYM/2020/0352/FL)

Location: Beacon Cottage Farm, Beacon Brow Road, Scalby,

Applicant: Mr Brian Thompson, Beacon Cottage Farm, Beacon Brow Road, Scalby,  
Scarborough, YO13 0RB

Date for Decision: 23/03/2021

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## 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. 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. RSUO00  
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.
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.

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6. LNDS00 The hedge planting to the highway (north) side of the development shall extend for at least the full length of the manege and shall consist of at least six native species including those such as hazel, dog rose, dogwood, field maple and guelder rose and shall be carried out no later than the first planting and seeding seasons following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

**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.
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 National Park.
4. GACS00 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
5. 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.
6. LNDS00 In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and to comply with Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

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## **Consultations**

**Parish** - No objection.

**Highways** - No objection.

**Site Notice Expiry Date** - 26 February 2021.



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**Background**

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.

Planning permission was refused in April 2015 for the construction of a further agricultural building for storage purposes based 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 the 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. 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.

Full planning permission was granted in 2020 for the change of use of land to form a manège for private/hobby equestrian use measuring 20m by 40m.

This application seeks permission to increase the size of the approved manège to a full size 60m by 20m facility. The location is to the north west of the site, running parallel with the 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 requires the change of use of agricultural/pasture land.

The storage compound is currently bounded by a timber fence with a pair of steel security gates fronting the road. There are currently a number of items stored within the compound including timber, metal herras style fence panels, skips and other paraphernalia. The applicant has advised 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. This application seeks permission to increase the size of the manège but keeping the original position on site and all other details remain as originally approved. It is proposed to replace the existing boundary treatment with a simple post and rail fence of 1.2 m with a supplementary hedgerow planted between the facility and the road. 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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**Policy Context**

The relevant NYM Local Plan Policy to this application is CO20 (Equestrian Development for Private Use). CO20 requires equestrian related development (including outdoor arenas) to respect the landscape character to avoid unacceptable harm; 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 manège would be acceptable in landscape terms and whether it is likely to result in any adverse impact upon the residential amenities of neighbouring occupiers.

As per the original approval 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 Authority's Ecologist has requested a mix of species to be used in the proposed boundary hedge planting to provide both visual and environmental benefits. The applicant has agreed to this request.

The location has been chosen 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 planning policies. The increase in size is required to enable the applicant's family to train for higher level dressage competitions, using an arena which is the same size as competition standard. Although the enlarged size will require additional excavation, upon completion, it is not anticipated that the development will have an unacceptable landscape impact on the basis it seeks to utilise the most level part of the field which is at the foot of a gently rising pasture leading up to woodland. The Facility will therefore be cut-into the land form where necessary.

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.