

# North York Moors National Park Authority



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NYMNP

23/03/2021

Patrick Harrison  
Wardyke House  
Staintondale  
Scarborough  
North Yorkshire  
YO13 0EW

Your ref:

Our ref: NYM\2021\ENQ\17341

Date: 10 February 2021

Dear Mr Harrison

## Proposed Replacement Agricultural Building at Wardyke House, Staintondale

Thank you for your enquiry received at the National Park Office on 03 February 2021 regarding the above. I have since taken the opportunity to research the planning history at Wardyke House and to consider your proposal.

1 Firstly, I can confirm that planning permission will be required for the construction of a replacement building at the site. I note you have referred to agricultural use but it is not clear whether the building would be associated with an agricultural enterprise or whether it would be in association with a small-holding/hobby use.

2 In order to provide you with an informal Officer opinion in relation to the likelihood of an application receiving Officer support, I would need further information showing the proposed location, proposed design/materials and further agricultural information such as extent of land holding, stock numbers etc. This will enable me to confirm the type of application required and to give you an informal Officer opinion in response to the details.

3 Development Policy BL5 of the North York Moors Local Plan relates to agricultural development and is supportive of new agricultural buildings and structures or extensions to existing buildings where: the form, height and bulk is appropriate to its setting; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings; the building is designed for agricultural purposes; the site is related physically and functionally to existing buildings unless there is an exceptional agricultural need for a more isolated location; the proposal will not significantly harm local amenity and; in the absence of existing screening, a landscaping scheme is provided.

If your proposal is to support a smaller hobby enterprise, I would advise that Strategic Policy A (Achieving National Park Purposes and Sustainable Development) and Policy CO17 are likely to be relevant. SPA states that a positive approach to new development within the Park will be taken in line with the presumption in favour of sustainable development and where decisions are consistent with National Park Statutory Purposes. Development will be supported, amongst other things where it: is a high quality of design which respects the local landscape

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and built heritage; maintains and enhances geodiversity and biodiversity through conservation; makes sustainable use of resources and; does not reduce the quality of soil, air and water in and around the National Park. Policy CO17 requires new development to be of an appropriate and subservient nature to the host property and respectful to neighbouring amenity. Having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings.

The position of the original building is not clear on the archive of aerial images and there does not appear to have been any planning applications relating to the original building so I am uncertain of its position in relation to your property. In view of the above, I would recommend that consideration is given to a location close to existing development and where existing landscaping or field boundaries can provide a good context for the building.

In relation to new agricultural buildings, the Authority's adopted Design Guide recommends the use of traditional materials such as Yorkshire boarding and a dark grey roof colour to minimise landscape impact.

I would be happy to provide you with more detailed advice in response to further information; alternatively you may prefer to submit a full planning application based on the above advice. I trust you appreciate that this letter is an expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue following the consideration of a formal planning application. If you have any further questions or would like to discuss the matter, please do not hesitate to contact me. Further details on how to apply are contained with the 'notes' at the foot of this letter.

Yours sincerely

***H. Webster***

Miss Helen Webster  
Planning Officer

**Normal Working Hours:** Tuesday to Friday, 9am - 5pm.

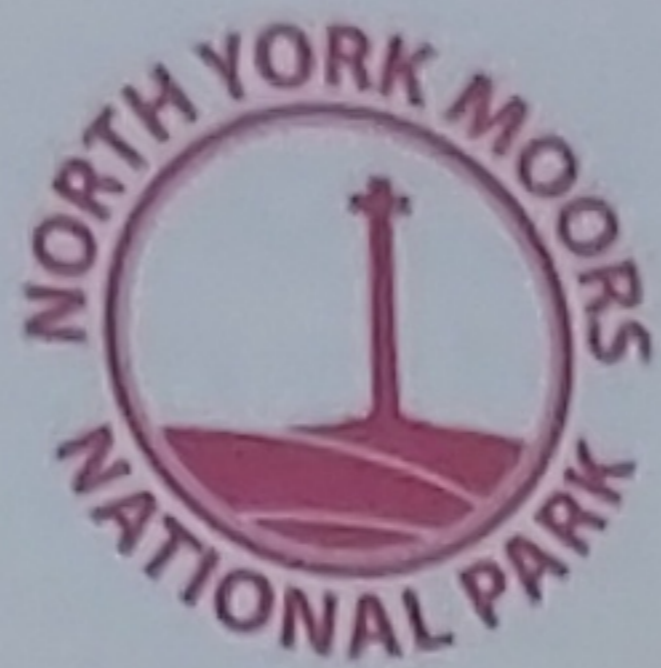
**Notes:**

1. Whilst the documentation submitted is acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application. As such, you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.
2. The relevant planning application forms and guidance notes are available to download from the Authority's website or paper copies are available upon request from the Planning Administration Team. Alternatively, an online application can be made via the Planning Portal website.
3. Useful links:

**NYM Local Plan 2020:**

<https://www.northyorkmoors.org.uk/planning/framework/Local-Plan-FINAL-Web-July-2020.pdf>

**Supplementary Planning Documents (containing links to Parts 1 to 5 of the Design Guide):** <https://www.northyorkmoors.org.uk/planning/framework/spds>



### Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: Nym/2021/0724/NEW

Site Address: WARDYKE HOUSE, STANTONDALE YO13 0EW

Applicant Name: MR P HARRISON

#### Livestock Numbers

##### Cattle

|                                     | Average number throughout the year | Additional information |
|-------------------------------------|------------------------------------|------------------------|
| Dairy Cows/Breeding Bulls           | N/A                                |                        |
| Suckler Cows/Heifers over 24 months | N/A                                |                        |
| Followers (6 to 24 months)          | N/A                                |                        |

##### Sheep

|   | Average number throughout the year | Additional information |
|---|------------------------------------|------------------------|
| Breeding Ewes/Tups                          | 20                                 |                        |
| Replacement Ewe Lambs/Finishing Store Lambs |                                    |                        |

##### Pigs

|            | Average number throughout the year | Additional information |
|------------|------------------------------------|------------------------|
| Sows/Boars | N/A                                |                        |
| Weaners    | N/A                                |                        |

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Others

|                              | Average number throughout the year | Additional information |
|------------------------------|------------------------------------|------------------------|
| Other Livestock, i.e. Horses |                                    |                        |
| CHICKENS                     | 20                                 |                        |

Land

|                                    | Area in Hectares | Additional information |
|------------------------------------|------------------|------------------------|
| Size of Holding                    | 1.2              |                        |
| Available Grazing Land             | 1                |                        |
| Arable Land                        | N/A              |                        |
| Moorland                           | N/A              |                        |
| Grazing Land on Short Term Tenancy | N/A              |                        |

Agricultural Buildings

| List main existing agricultural buildings and use | Approximate dimensions in metres | Is it a modern or traditional building? |
|---|----------------------------------|---|
| 1.  | N/A                              |   |
| 2.  |                                  |   |
| 3.  |                                  |   |
| 4.  |                                  |   |
| 5.  |                                  |   |
| 6.  |                                  |   |
| 7.  |                                  |   |
| 8.  |                                  |   |

| Proposed building(s) and use | Dimensions in metres |
|------------------------------|----------------------|
| 1. REPLACEMENT SHED          | 9m x 6m              |
| 2.                           |                      |

**Please Note:** It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

NEW BUILDING WILL BE USED TO HOUSE SHEEP AT LAMBING TIME AND BAD WEATHER USED FOR STORING FEED.