

# North York Moors National Park Authority

## 02 September 2021 Planning Committee members update sheet

### Item 2 NYM/2021/0472/FL

Parish – Further Comments - In relation to the above planning application Cropton Parish Council originally submitted a no objection response.

This week members of the Parish Council visited the site and subsequently met as a Council to review our original response. We now feel that we have reasonable grounds to reverse that decision and submit a response of an objection.

Our objection is based on the following criteria:-

1. In our view the original application is misleading in that it suggests that the shepherd's huts would be placed behind the heavily dense wood on the east side of the field. This is not the case as they would be placed in front of those trees. Accordingly they will be very visible from Sutherland Road. The trees on the west side do not provide a sufficient screen to the proposed site.

2. Having walked the route from the applicant's address we are of the view that the site cannot be managed with the house being so far from the proposed site.

I have read the response from Highways but I am struggling to understand who would be creating the passing places on Sutherland Rd and whether this would be a condition to achieve before the huts were situated in the field.

Dr Miriam E Alcock, Pinewood, off Sutherland Road, 1 Forestry Bungalows, Cropton

The majority of local residents object to this misleading planning application because it does not comply with strategic policies B, E, G and H, policies UE2 and ENV2 and points 5.10 and 6.12 of the local plan.

The application site is an undeveloped greenfield site in the open countryside, currently used for grazing sheep. The huts and their occupants, who may well spend a considerable time outside in fine weather, will not be situated behind established dense woodland to the east and will be clearly visible from Sutherland Road where there are few trees. In addition, all the trees around the site are not under the applicants' control as they belong to Forestry England and may be felled in the future. It will take years for the proposed hardwood trees to mature sufficiently to provide effective screening. The area is currently extremely quiet and a haven for a wide range of wildlife including turtle doves, barn owls, pine marten, and otters.

If this application for three shepherd huts plus car parking was granted it would detract from the character, tranquillity and visual attractiveness of the landscape. It would not conserve, restore or enhance the wildlife or biodiversity and would undermine the quality of life of the local residents.

The site on which the huts would be situated is isolated from the residential unit which will be used to manage the accommodation; there are two houses, two areas of woodland, fields, and a road in between the managing dwelling (that is the applicants' house) and the application site. Parcels of land isolated from the managing unit are not considered to be suitable locations for development: there needs to be adequate and active management of the site to prevent noise or other disturbance. The presence of three huts on this field will mean groups of people may stay at the same time (regardless of any 'rules') leading to increased noise levels as they socialise outside, particularly in good weather. No rules can overcome this problem. In addition the applicants cannot demonstrate that this application intends to supplement their core business: in reality, holiday accommodation would supplant the core business of sheep grazing.

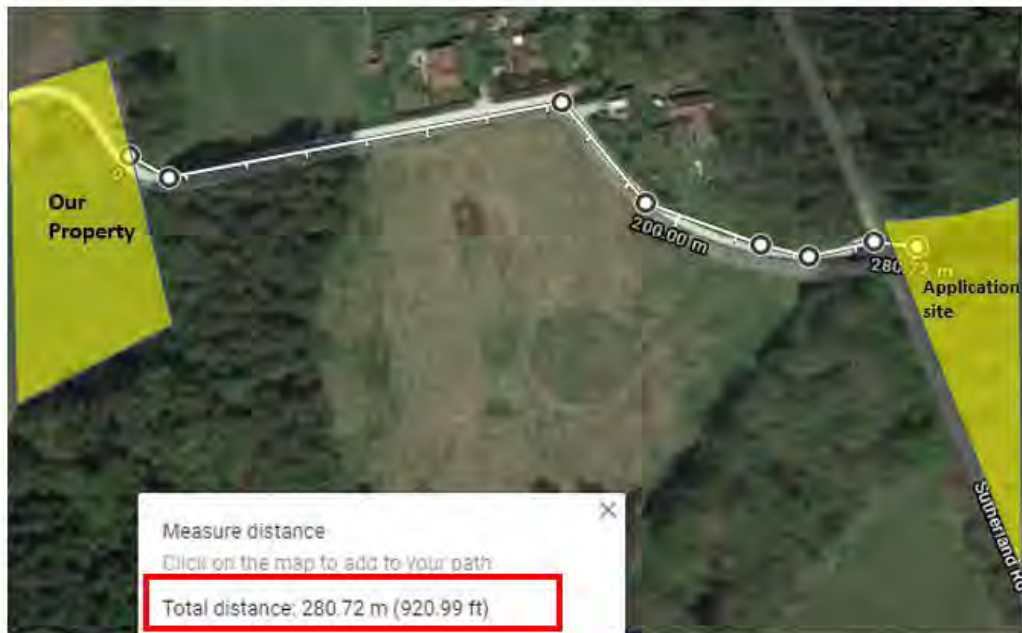
The arrangements for storing the three shepherd huts during the winter are totally unsatisfactory. The applicants claim they will store them in their 'barn' but the latter is actually a lambing shed with attached Nissen hut which isn't high enough internally to house the huts and would be extremely difficult to access from the track. If these huts are stored instead on the grassy area in front of the shed, where there is no screening whatsoever, they will be plainly visible to all walkers and drivers using this track.

As the Planning Committee report points out it would be difficult to prevent the number of huts on the application site increasing in the future and in principle this development would have a detrimental impact on the landscape of the National Park.

#### Additional Background Information

The agent has emailed with the following information

**1. – Location of proposed site from owners property**



**2. Extract from Hilary Saunders emailed reply (dated 12.2.21) during re-application discussions**

*"Thanks for the additional information, which I have discussed with Mark Hill (Head of Development Management) and Paul Fellows (Head of Policy). Both are of the view that the proximity of your client's house to the application site is close enough to the site to not be considered "isolated" and therefore the principle would be acceptable. The other important issues are to ensure that the site is not visually prominent, which I am satisfied you have explained further, and that aspect is also likely to be acceptable.*

The Highway Authority did respond as follows: -

[...]

I would suggest that if you submit an application that it includes as assessment regarding the suitability of the access road.

I hope that helps and would revise my previous comments and advise in my informal opinion, that an application as outlined would be likely to receive favourable consideration, subject to satisfactory details."

**3. (Submitted For completeness to highlight what was being responded to above)**

**Extract from applicant's information sent to Hilary Saunders on 8<sup>th</sup> February 2021 as part of pre-application enquiry in relation to Policy UE2. NB Text which is 'struck through' is no longer relevant to the proposal as showers are not being provided on site**

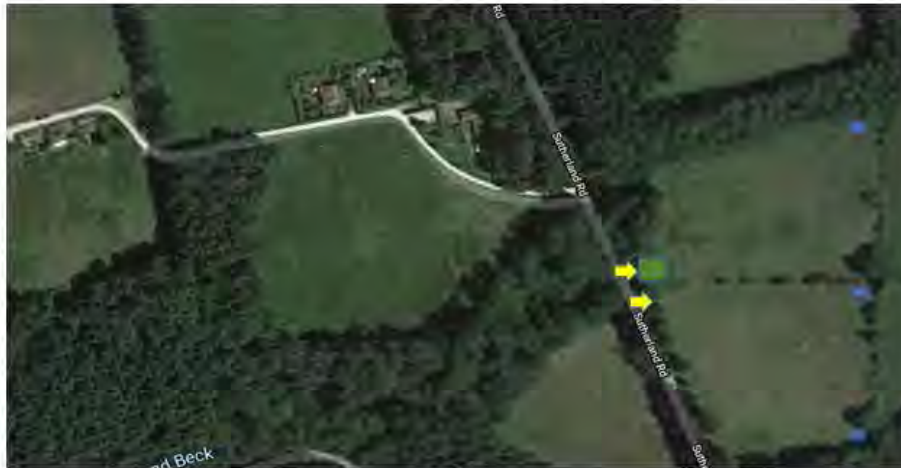
## "6. Policy support

NYM Local Plan UE2 is the predominant policy which this application would be determined against as matters for consideration are set out below: *NB text showing strike through is no longer relevant as showers no longer proposed*

- o NYM Local Plan UE2 – Point 2: 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 applicants live and operate their main agricultural business from their property – 282m from the proposed huts, this would be used to manage the visitor accommodation as set out above, whilst the site is currently a field used for livestock grazing and free from built development, is not considered to be isolated given the distance to the owner's property and proximity to other residential properties in the area.
- o 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 applicants control and where arrangements for its long-term maintenance can be demonstrated. The established mature woodland beyond the site is owned and managed by the Forestry Commission, however, the proposed site itself is in the complete ownership of the applicant who has entered into a contractual agreement with the Woodland Trust to deliver a planting scheme across the site (with or without the proposed huts). This proposed landscaping scheme, in combination with the existing woodland, will ensure the huts will be completely screened when traversing Sutherland Road. The existing open field character will be altered to woodland and meadow which will better aid assimilation of the huts into the landscape.
- o Point 2 criteria a-d: The applicants consider their proposal to site 3 shepherds huts within the field on wheels for 6 months of the year, will not require any alteration to ground levels and therefore have a low environmental impact to the landscape – any perceived impact will be completely reversible as the units will not require foundations; the applicants propose to enforce a site rule that there will be no outdoor lighting on the site or noise after 9pm to protect residential amenity and the immediate area; due to the proposed planting and careful positioning of the huts and associated cars, the character and visual attractiveness of the landscape will be altered and potentially enhanced, alongside opportunities for increased biodiversity; and the accommodation will be a high quality eco-design allowing visitors to be self sufficient without the need for additional external paraphernalia. ~~The conversion of an existing barn to encompass showering facilities will ensure no additional built development is needed on the site.~~ During the winter months there will be no structures on site at all. As previously stated, the huts would not require connecting to either water or electricity supply and are intended to be off-grid, eco style huts with a gas stove, sealed composting toilet and batteries for lighting.
- o According to the supporting text to the policy 'small scale' is considered by the NPA to be 'no more than 12 units' – therefore the proposal for 3 huts is considered to be compliant with this definition. The applicants do not wish to increase the number of units on site as this would defeat the objects of their marketing proposals in terms of 'eco-tourism'. Visitors who wish to visit a larger site have plenty of existing alternative options within the NYM and surrounding area.
- o The supporting text does not provide information relating to a preferred distance between management accommodation and a site, or for what is considered 'isolated'. It is, therefore,

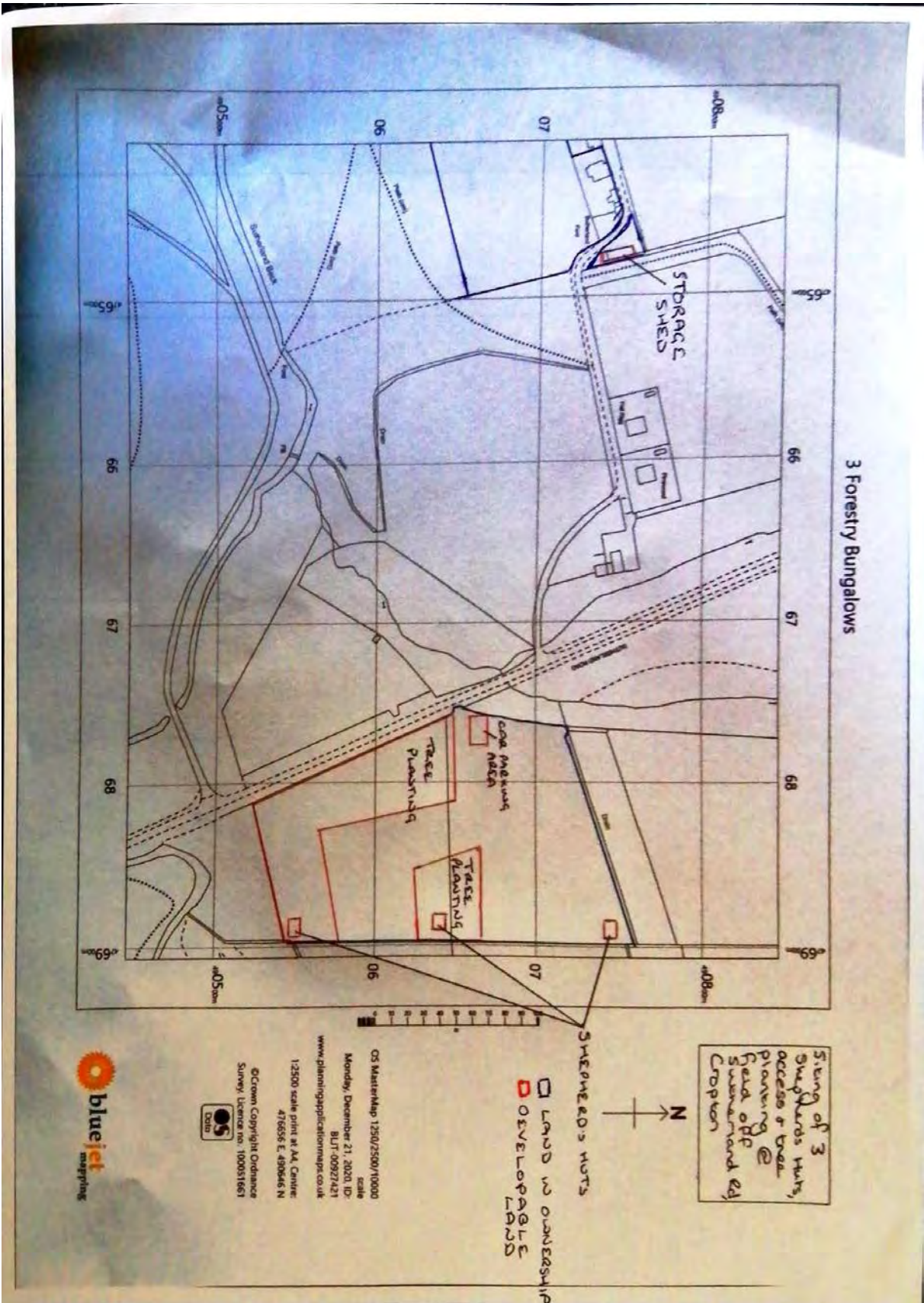
assumed that this will be judged on a case-by-case basis. The applicants do not believe that the distance (282m and a short 2min walk) can be considered isolated although it is acknowledged that there is no development on site currently. The nature of the proposal is that any potential visitors will have been attracted to the off-grid, eco-credentials of the site, and as such would not wish to be immediately adjacent to properties, whilst benefitting from the proximity of the owner's property and closer shower barn if required."

**4. Aerial image of existing site and screening with proposed huts and owners' accommodation**



- 1 x Shepherds Hut
- ➔ Access via existing large field gate.
- Removable rubber car mats for parking area (see Image below)

**5. Overleaf – plan showing proposed tree planting, winter storage, owners accommodation and shepherds huts**



### Item 3 NYM/2021/0482/FL

#### Additional Background Information:

The applicant has emailed in further with amended details. They have been supplied showing the proposed guest parking area and confirmation that the external lighting is to be replaced with matt black conical fittings which only emit downwards light. Confirmation that the external lighting on rear of stable block to illuminate footpath to access toilet are also down lights and it is proposed that guests will be provided with a dimmable lantern which is rechargeable so not contributing to any spent batteries.

Revised exterior lighting details have been received and the applicant has confirmed the following:

If original and antique lamps are not suitable, even though siting of shepherds hut is adjusted in built up area with lots of external lighting and next to a road with very heavy night time traffic and lots of light, my alternative proposal are covered downlights fitted with low wattage led bulbs.