

**From:** [noreply@planninginspectorate.gov.uk](mailto:noreply@planninginspectorate.gov.uk)  
**To:** [Planning](#)  
**Subject:** Notification of Appeal APP/W9500/W/21/3278291  
**Date:** 03 July 2021 08:10:18  
**Attachments:** [ATT00001.png](#)  
[01\\_APPEAL FORM - 681525.pdf](#)



## The Planning Inspectorate Yr Arolygiaeth Gynllunio

### Appeals Casework Portal

A Planning appeal has been received by the Planning Inspectorate. Details of the appeal are shown below:

#### Appeal Details

Appeal Reference: APP/W9500/W/21/3278291  
Appeal Receipt Date/Time: 03/07/2021 08:10  
Appeal By: John Simpson  
Site Address: Land North of YO13 0DT  
Local Planning Authority: North York Moors National Park Authority

Attached is a copy of the appeal form.

Important Information: An email has been sent to the appellant/agent advising them that they must send a copy of the completed appeal form and any relevant supporting documents not previously sent to you. If you have not received them within a few working days, you should contact the appellant to request them.

\*\*Please do not reply to this message. - It is an automatically generated response from the mail delivery system.\*\*

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)



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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72



## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/W9500/W/21/3278291**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Address

Preferred contact method  Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?  Yes  No

Name

Company/Group Name

Address

Phone number

Email

Your reference

Preferred contact method  Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes  No

Did the LPA issue a decision? Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Does the appeal relate to an existing property? Yes  No

Address

Is the appeal site within a Green Belt? Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes  No

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

Area of floor space of proposed development (in square metres)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an

application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

### 2. Hearing

### 3. Inquiry

## H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before

the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

## J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with

the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

Mr Ian Pick

**Date**

03/07/2021 08:09:58

**Name**

Mr Ian Pick

**On behalf of**

Mr John Simpson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## M. NOW SEND

**Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	sales details .pdf
<b>File name:</b>	Grounds of Appeal .pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	application form .pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	refusal notice .pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	location plan-A3.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	site plan-A1.pdf
<b>File name:</b>	elevations-A1.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	List of Documents.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	design and access statement.pdf
<b>Completed by</b>	MR IAN PICK
<b>Date</b>	03/07/2021 08:09:58

## **List of Documents**

### Planning Application

- Application form and certificates
- Design and Access Statement
- Location Plan IP/JS/01
- Site Plan IP/JS/02
- Elevations IP/JS/03
- Agricultural Supporting information form

### Appeal Documents

- LPA Refusal Notice
- Grounds of Appeal
- Sales Particulars for The Grainary



## **GROUNDS OF APPEAL**

### **Appeal Against North Yorkshire Moors National Park Authority following refusal of planning permission for the erection of general purpose agricultural building and creation of a hardstanding and access track at land north of Brooklands Farm, Harwood Dale**

**Application Reference: NYM/2021/0200/FL**

#### **Introduction**

This statement has been prepared in order to provide the appellants grounds of appeal following refusal of planning permission for the erection of a general-purpose agricultural building and creation of a hardstanding and access track at land north of Brooklands Farm, Harwood Dale.

This statement has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science Degree in Rural Enterprise and Land Management and is a professional member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 23 years' experience, specialising in agricultural and rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Ltd.

#### **The Proposed Development**

The development proposal seeks consent for the erection of a single agricultural building which measures 22.9m x 13.715m with an eaves height of 5.5m and a ridge height of 6.753, together with a stone yard area and an access track to link the development to the public highway.

## **Local Authority Reason for Refusal**

The planning application was refused by the Local Planning Authority on 19<sup>th</sup> May 2021, for a single reason, which is reproduced below.

- 1. The siting of the proposed building, remote from any associated farmstead and other buildings would represent sporadic development in the open countryside, which would be detrimental to the landscape character and appearance of this part of the National Park. The building would be clearly seen in isolation from the adjacent public highway and by reason of its isolated nature would have a harmful impact on this landscape which is not characterised by isolated buildings. The proposal would therefore be contrary to Policy BL5 of the North York Moors Local Plan.*

## **Case for the Appellants**

The single reason for refusal cited in the notice of decision relates to the isolated nature of the site, being remote from any associated farmstead and other buildings and in the opinion of the LPA, the development would have a harmful impact on the landscape.

The choice of location for the proposed building was selected to minimise the impact on the landscape, and utilise existing landscape features of topography and mature hedgerow and tree planting to provide an unobtrusive development. The appellants challenge the LPAs assertion that the development will be clearly visible from the adjacent highway as there are intervening trees and hedgerows which will filter any views from the adjacent highway.

The development is of strategic importance to the continuity of the applicant's agricultural business, and the safeguarding of existing employment within the farming business. The agricultural business employs John and Lynda Simpson, together with their son, Craig. The applicants are the 5<sup>th</sup> generation of family on the farm.

The farming business extends to 155 acres and is utilised for beef and sheep livestock enterprises. The farm is also within the DEFRA higher level stewardship and operates low stocking densities, various conservation projects and includes 6 hectares of conservation woodland.

As was described in the planning application documents, the applicants have, mainly due to COVID 19. Around 25 years ago, the appellants diversified their farming business into the tourism sector through conversion of traditional farm buildings into a hotel and tourist accommodation, known as The Grainary, Keasbeck Hill Farm.

Due to health and financial reasons, the appellants had to make the decision to sell the hotel and tourism business. The appellants clear intension was to sell the hotel, retain the farmland and farm buildings and continue their farming business. The hotel business was marketed with estate agents and a copy of the sales details are attached. The sales details did not include the farm buildings at Keasbeck Hill Farm, as the appellants had no intention of selling the farm buildings.

Due to COVID 19, the hotel was forced to close, and the appellants suffered by severe losses, making the sale of the business essential. Following two failed sales, a third sale was agreed, however, the purchasers would only proceed if the farm buildings were also included in the sale. At this point, the applicants had no option but to proceed with the sale due to the major losses being sustained due to the lockdown closures.

The results of the COVID 19 lockdown measures have caused the applicants very severe hardship, not only have they had to sell their main business, but have also had to sell the farm buildings, which is making continuity of the farming business exceptionally difficult. The applicants simply wish to continue farming the land in their extensive and conservation friendly manner.

It is therefore argued that there are exceptional circumstances in this case which warrant planning permission being granted for a new farm building in an isolated location. The granting of the new farm building will reduce the difficulties the applicant is facing of trying to farm the 155 acres of land without access to any farm buildings.

Failure to secure planning permission for a new farm building to serve the agricultural holding will essentially prevent the appellant from continuing the farming business, and result in the loss of employment for the appellant, his wife and son.

Futhermore, the sale of the farmland would inevitably result in the land being incorporated into a larger holding, and moving to more intensive levels of cropping and stocking,

removing all of the environmental benefits which the applicant provides through his custodian of the land in the DEFRA higher level stewardship scheme.

It is considered that the circumstances of this case are exceptional, and warrant support for the appellants business into order to preserve the employment and enable continuity of the farming operations. As such, it is considered that the benefits of the development clearly outweigh any perceived harm.

It is respectfully requested that the appeal is allowed and planning permission is granted.

**Ian Pick, 3<sup>rd</sup> July 2021.**

**Town and Country Planning Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

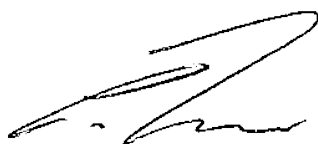
To Mr John Simpson  
c/o Ian Pick Associates Ltd  
fao: Mr Ian Pick  
Station Farm Offices  
Wansford Road  
Nafferton  
Driffield  
YO25 8NJ

The above named Authority being the Planning Authority for the purposes of your application validated 24 March 2021, in respect of **erection of general purpose agricultural building and creation of a hardstanding and access track at land north of Brooklands Farm, Harwood Dale** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The siting of the proposed building, remote from any associated farmstead and other buildings would represent sporadic development in the open countryside, which would be detrimental to the landscape character and appearance of this part of the National Park. The building would be clearly seen in isolation from the adjacent public highway and by reason of its isolated nature would have a harmful impact on this landscape which is not characterised by isolated buildings. The proposal would therefore be contrary to Policy BL5 of the North York Moors Local Plan.

**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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France  
Director of Planning

Date 19 May 2021

Please Note your Rights of Appeal are attached to this Decision Notice

## Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
- refuse an application for planning permission or grant it subject to conditions;
  - refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
  - refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

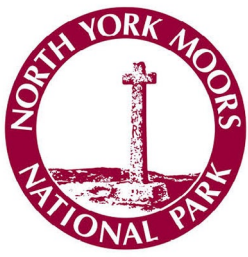
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

### Notes

- Please note, only the applicant possesses the right of appeal.
- No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
- In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.



NYMNPA  
17/03/2021

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Telephone: 01439 772700  
Email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
Website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

Application for Planning Permission.  
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	land north of Brookfield Farm
Address line 1	Harward Dale
Address line 2	
Address line 3	
Town/city	Scarborough
Postcode	YO13 0DT
Description of site location must be completed if postcode is not known:	
Easting (x)	496650
Northing (y)	496246
Description	

2. Applicant Details

Title	Mr
First name	John
Surname	Simpson
Company name	J Simpson
Address line 1	Keasbeck Hill Farm
Address line 2	Harward Dale
Address line 3	
Town/city	Scarborough
Country	

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?  Yes  No



## 6. Existing Use

Please describe the current use of the site

agricultural land

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

open sided

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

fibre cement in anthracite

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  No

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction -**

## 10. Trees and Hedges

Recommendations<sup>1</sup>.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

## 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaroud this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Agriculture	0	0	315	315
Total	0	0	315	315

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

**26. Declaration**

Date (cannot be pre-application)

15/03/2021



# DESIGN AND ACCESS STATEMENT

ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING ON  
LAND NORTH OF BROOKLANDS FARM, MOOR END ROAD, HARWARD  
DALE, SCARBOROUGH, YO13 0DT

## Client

J Simpson  
Keasbeck Hill Farm  
Harward Dale  
YO13 0DT

Ian Pick Associates Ltd  
Station Farm Offices  
Wansford Road  
Nafferton  
East Yorkshire  
YO25 8NJ  
Tel: 01377 253363  
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## **1. INTRODUCTION**

This report has been commissioned by Mr J Simpson of Keasbeck Hill Farm, Harward Dale, YO13 0DT.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 23 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

## **2. BACKGROUND INFORMATION**

The applicants are 5<sup>th</sup> generation farmers at Keasbeck Hill Farm, Harward Dale, Scarborough, YO12 0DT.

Approximately 25 years ago, the applicants diversified the farming business into tourism through the conversion of traditional farm buildings into a hotel and tourist accommodation, known as The Grainary (Keasbeck Hill Farm and The Grainary are located around 400m to the south of the application site).

In 2020 the applicants decided to sell the tourism and hotel business, due to health and financial reasons. The COVID crisis caused the tourism business to experience significant losses, and the sale of the business has been fraught with difficulty. The first two agreed sales of The Grainary fell through for reasons associated with COVID. The third agreed sale of the business managed to complete, however, the purchasers required the farm buildings as well as the tourism business in order to satisfy their requirements.

The completion of the sale of the The Grainary was a necessity for the applicants due to the financial losses being sustained as a result of the COVID closures, and therefore, they reluctantly agreed to include the farm buildings within the sale of The Grainary.

The applicants have retained 155 acres of agricultural land in order to continue their farming operations which include breeding sheep, lamb finishing, store cattle, and the production and sale of hay.

Currently, the business has 210 breed sheep, 250-500 store lambs and 50 store cattle. The conditions of sale of The Grainary are such that the applicants are required to vacate the farm buildings in the spring. This will leave a 155 acre farming business without any farm buildings.

The applicants therefore propose to erect a modest farm building on the land in order for the farming operations to continue.

### **3. USE**

The proposed building will be used as a general purpose agricultural building, used for storage of machinery and produce, and for lambing purposes in the spring.

### **4. LAYOUT**

The development includes the proposed building, together with a new stone yard area and an access track to link the development to the public highway.

### **5. SCALE**

The scale of the development is the erection of 1 No. building 22.9m x 13.715m with an eaves height of 5.5m and a ridge height of 6.753m.

### **6. LANDSCAPING**

The proposed development has been sited in order to minimise the impact on the landscape. For the reasons detailed above, the applicants no longer have any farm buildings and therefore an isolated location for the development is the only option.



The choice of siting was to produce an unobtrusive a development as possible. The site is screened from the public highway to the east by a mature hedgerow, and screened from the north by hedgerow. To the south of the site is the existing built development of Brooklands Farm. The proposed building has been located on low lying land, with the topography helping to screening the building from views from the west.

The location of the proposed building is also remote from public rights of way, with the closest public footpaths being 260m to the west of the site and 230m to the east of the site.

The proposed location of the building is sensitive to the character and appearance of this part of the National Park.

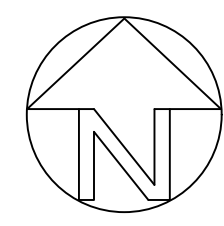
## **7. APPEARANCE**

The proposed building is of a steel frame construction with a fibre cement roof in anthracite grey. The walls of the building will be open between the steel uprights, with the peaks clad in timber boarding.

## **8. VEHICULAR ACCESS & TRANSPORT LINKS**

The site will be accessed via an existing agricultural entrance from Moor End Road. Anticipated traffic generation will be staff and agricultural vehicles. It is estimated that the site will generate 4 movements per day (2 in 2 out) for the applicant pickup, together with periodic tractor and trailer movements.

**Ian Pick BS (Hons) MRICS**  
**March 2021.**



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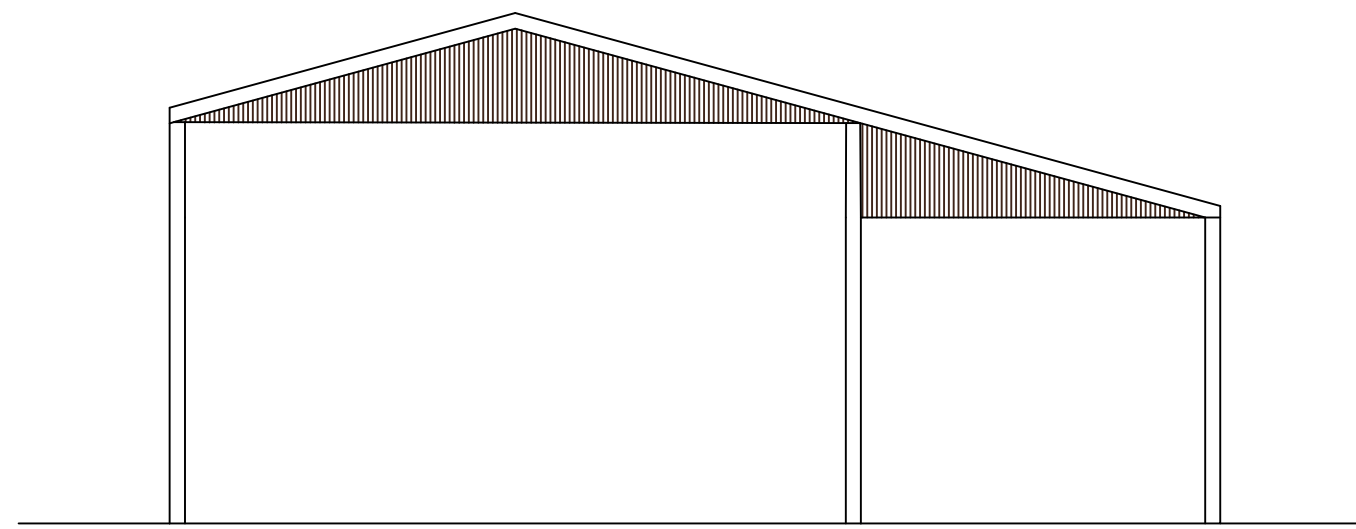
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General Purpose Agricultural  
Building on land forming part of  
Keasbeck Hill Farm  
DWG. TITLE

Location Plan

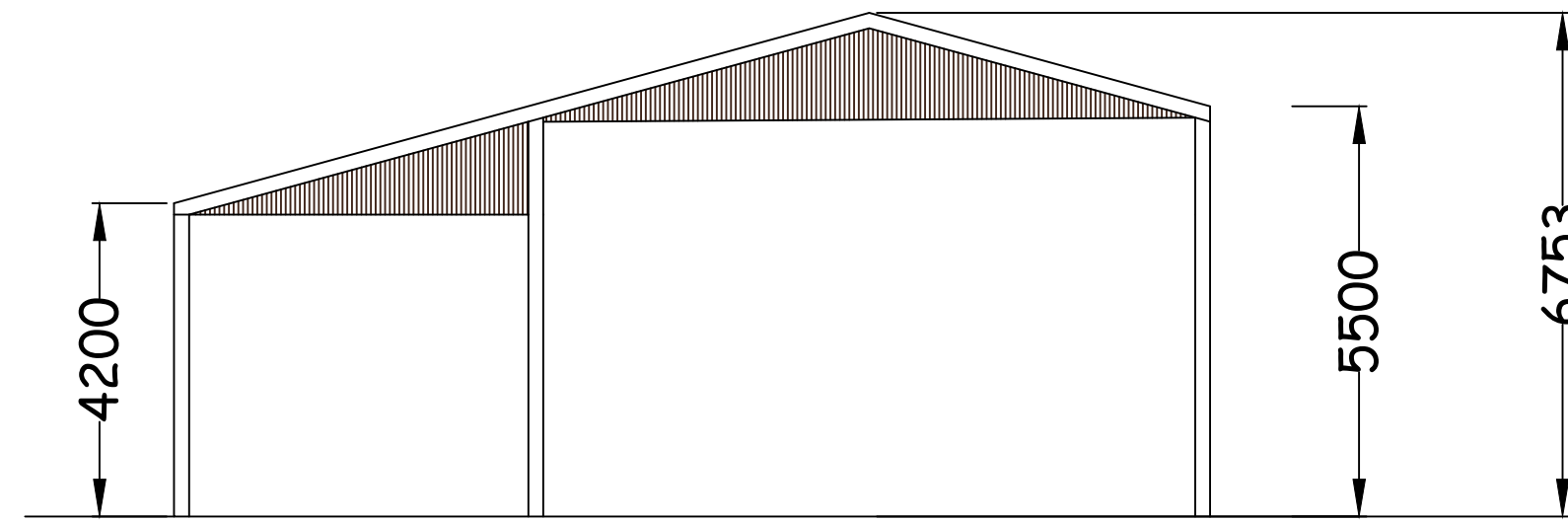
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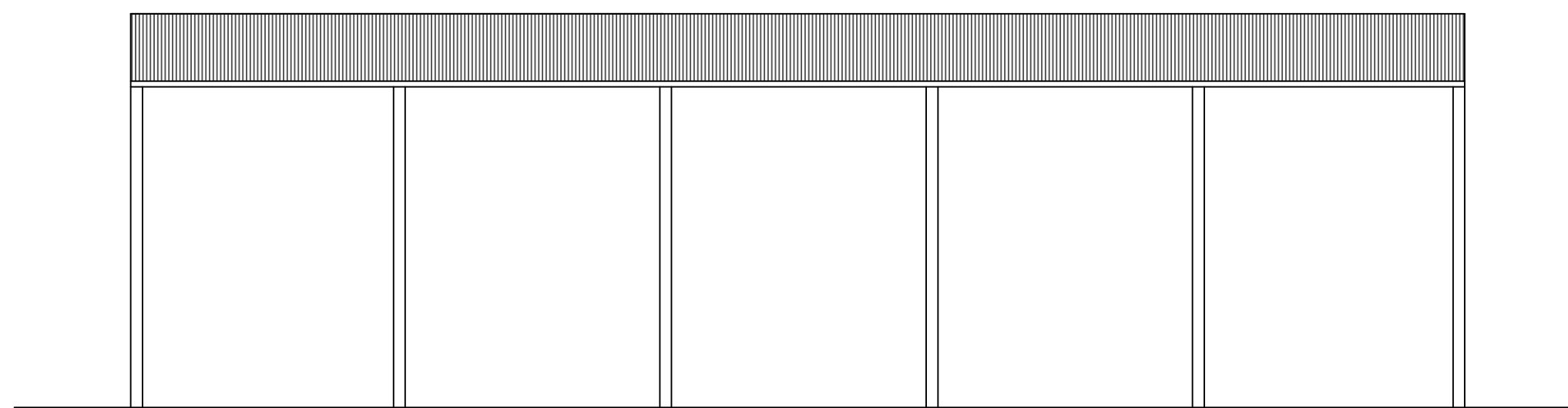
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REV -



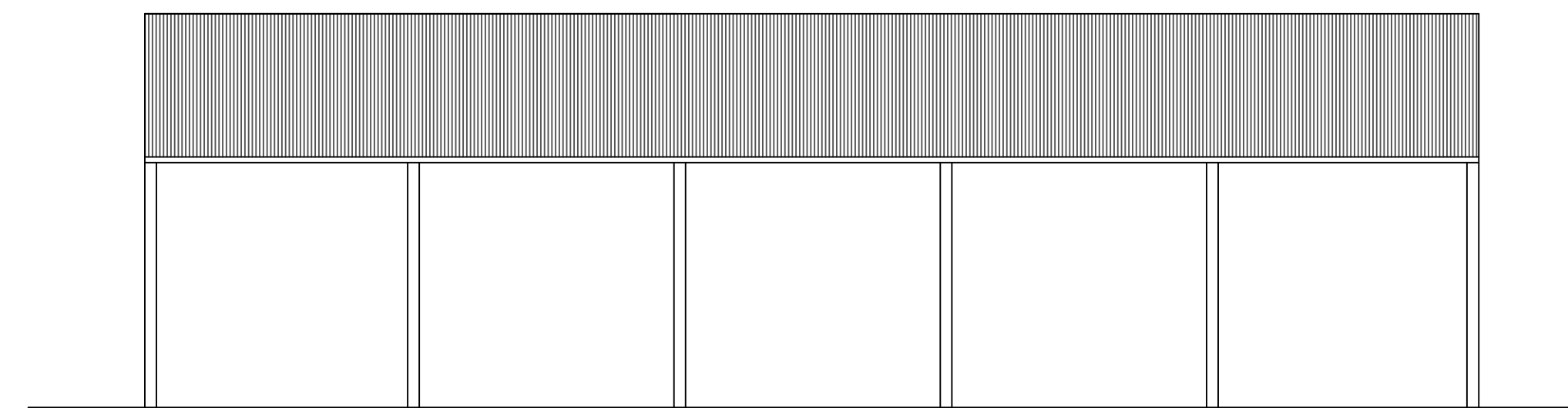
South Elevation



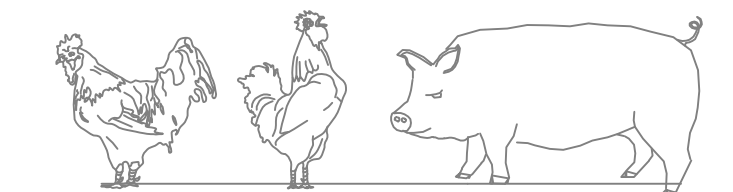
North Elevation



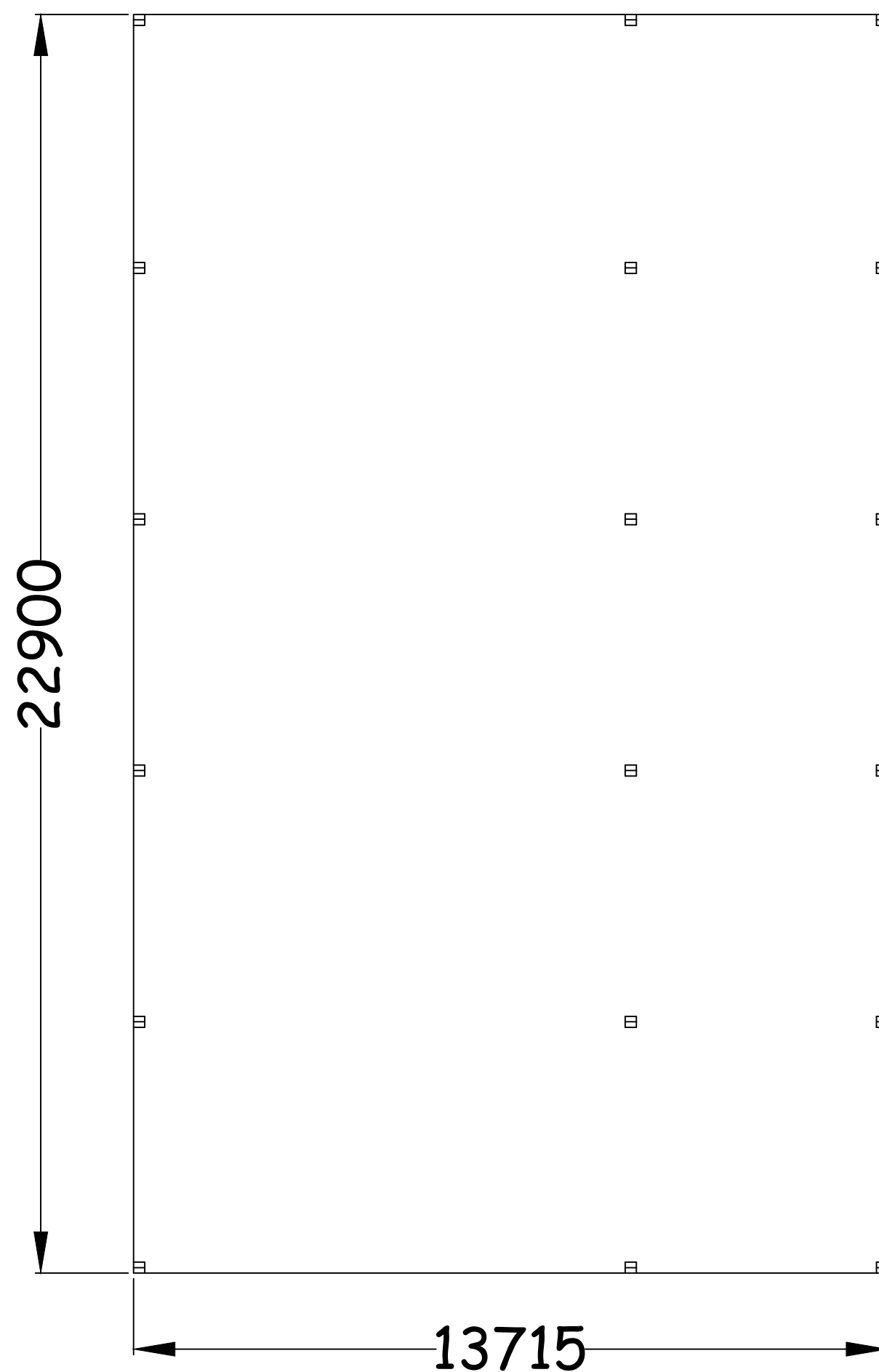
West Elevation



East Elevation



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Floor Plan

**Materials.**  
Steel Portal Frame.  
Walls - open between steel uprights.  
Gables - clad to square with yorkshire boarding  
Roof - Big Six Fibre Cement in Antracite Grey

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Elevations and Plan View A1

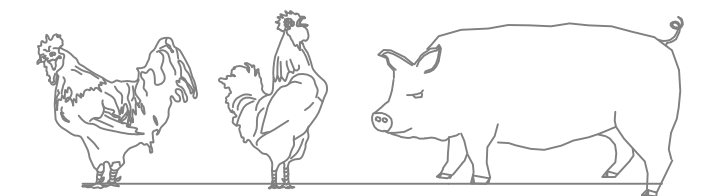
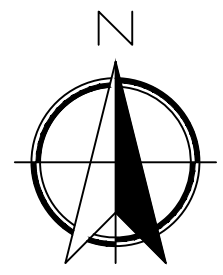
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IP/JS/03

DATE Mar 21      REV -



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SCHEDULE OF WORKS



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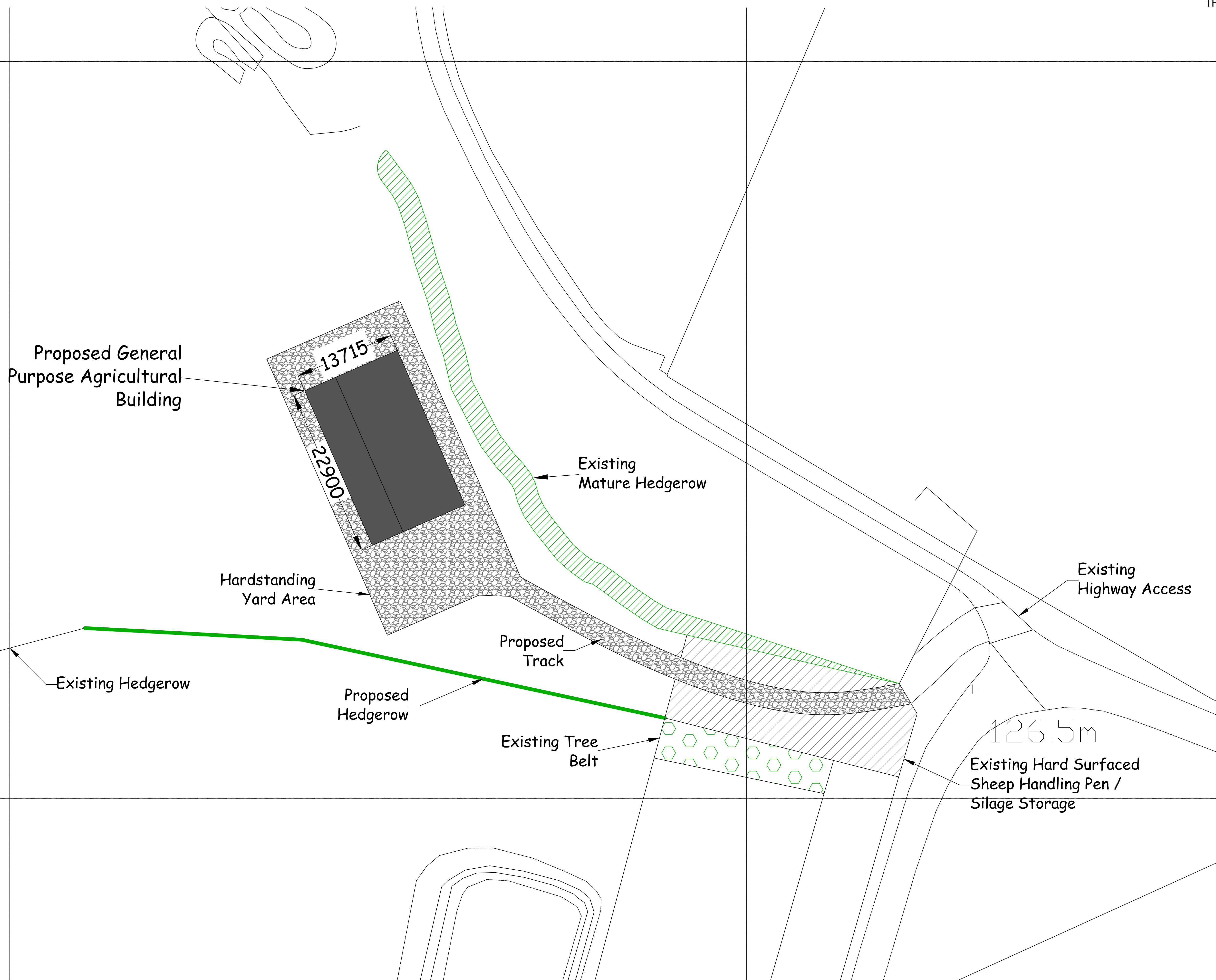
CLIENT  
J Simpson  
4 Scardale Crescent  
Scarborough  
YO12 6LA

JOB TITLE  
General Purpose Agricultural  
Building on land forming part of  
Keasbeck Hill Farm  
DWG. TITLE  
Site Plan A1

SCALE 1=250  
DRN IP

DWG. NUMBER  
IP/JS/02

DATE Mar 21  
REV -



Proposed General Purpose Agricultural Building

Hardstanding Yard Area

Existing Hedgerow

Proposed Hedgerow

Proposed Track

Existing Tree Belt

Existing Mature Hedgerow

Existing Highway Access

Existing Hard Surfaced Sheep Handling Pen / Silage Storage

126.5m



## 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:** .....

**Site Address:** ..... Land North of Brooklands Farm, Harward Dale, Scarborough .....

**Applicant Name:** ..... J Simpson .....

### Livestock Numbers

#### Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls		
Suckler Cows/Heifers over 24 months		
Followers (6 to 24 months)	50	Summer Grass Finishing

#### Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	210	
Replacement Ewe Lambs/Finishing Store Lambs	250 -500	

#### Pigs

	Average number throughout the year	Additional information
Sows/Boars		
Weaners		

Continued.../

## Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses		

## Land

	Area in Hectares	Additional information
Size of Holding	63	
Available Grazing Land	55	
Arable Land		
Moorland		
Grazing Land on Short Term Tenancy		

## Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. None - see statement		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Proposed building(s) and use	Dimensions in metres
1. General Purpose Shed for storage and lambing	22.9m x 13.715m
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.**

As explained in the Design and Access Statement, this development is essential for the farming operation to continue

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