

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference	APP/W9500/W/21/3285938
Appeal By	MR STUART ANDERSON
Site Address	Land at Station Square Ravenscar YO13 0LU

PART 1

1.a. Do you consider the written representation procedure to be suitable?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
<i>Note: If the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.</i>			
2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please describe			
Likely to be horses on site, some areas may be muddy or overgrown.			
3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.b. Minor Developments			
Dwellings			<input type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other minor developments			<input checked="" type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

19.a.i. If YES, was it necessary to consult Natural England? Please attach the comments of Natural England <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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20.c.i. Have you issued a screening opinion (SO) Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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PART 5

22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

[see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

[see 'Questionnaire Documents' section](#)

Deadline

24.c. all representations received from interested parties about the original application;

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

[see 'Questionnaire Documents' section](#)

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

[see 'Questionnaire Documents' section](#)

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.
 see '[Questionnaire Documents](#)' section

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/W9500/W/21/3285938

Appeal By MR STUART ANDERSON

Site Address
Land at Station Square
Ravenscar
YO13 0LU

The documents listed below were uploaded with this form:

Relates to Section: PART 3

Document Description: 19.a.i. The comments of Natural England.

File name: 2021-05-10 Public - Natural England Comments.pdf

Relates to Section: PART 4

Document Description: 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

File name: Validation Checklist.pdf

Relates to Section: PART 4

Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.

File name: Copy of Site Notice.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: 2021-05-10 Public - Consultation Reponses.pdf

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: Copy of Parish Letter.pdf

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: List of those Notified.pdf

Relates to Section: PART 5

Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name: 2021-06-29 Public - Officer Report.pdf

Relates to Section: PART 5

Document Description: 24.e. Copies of any representations received as a result of a service of a site ownership notification.

File name: 2021-05-10 Public - Consultation Reponses.pdf

Relates to Section: PART 5

Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: Title Page 2020.pdf

File name: Copy of Front Sheet 2020.pdf

Relates to Section: PART 5

Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	CO20.pdf
File name:	SPA.pdf
Relates to Section:	PART 5
Document Description:	24.j. Copies of all conditions which you consider should be imposed if planning permission is granted.
File name:	21-0229 Appeal conditions.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	2021-06-29 Public - Decision Notice.pdf
File name:	2021-04-12 Public Plans.pdf
File name:	2021-04-12 Public Supporting Information.pdf
File name:	2021-06-09 Public - Additional Information.pdf
Completed by	Not Set
Date	03/02/2022 14:48:23
LPA	North York Moors National Park Authority

Appeal Ref.: APP/ W9500/W/21/3285938

LPA Ref.: NYM/2021/0229/FL

Appeal by: Mr Stuart Anderson

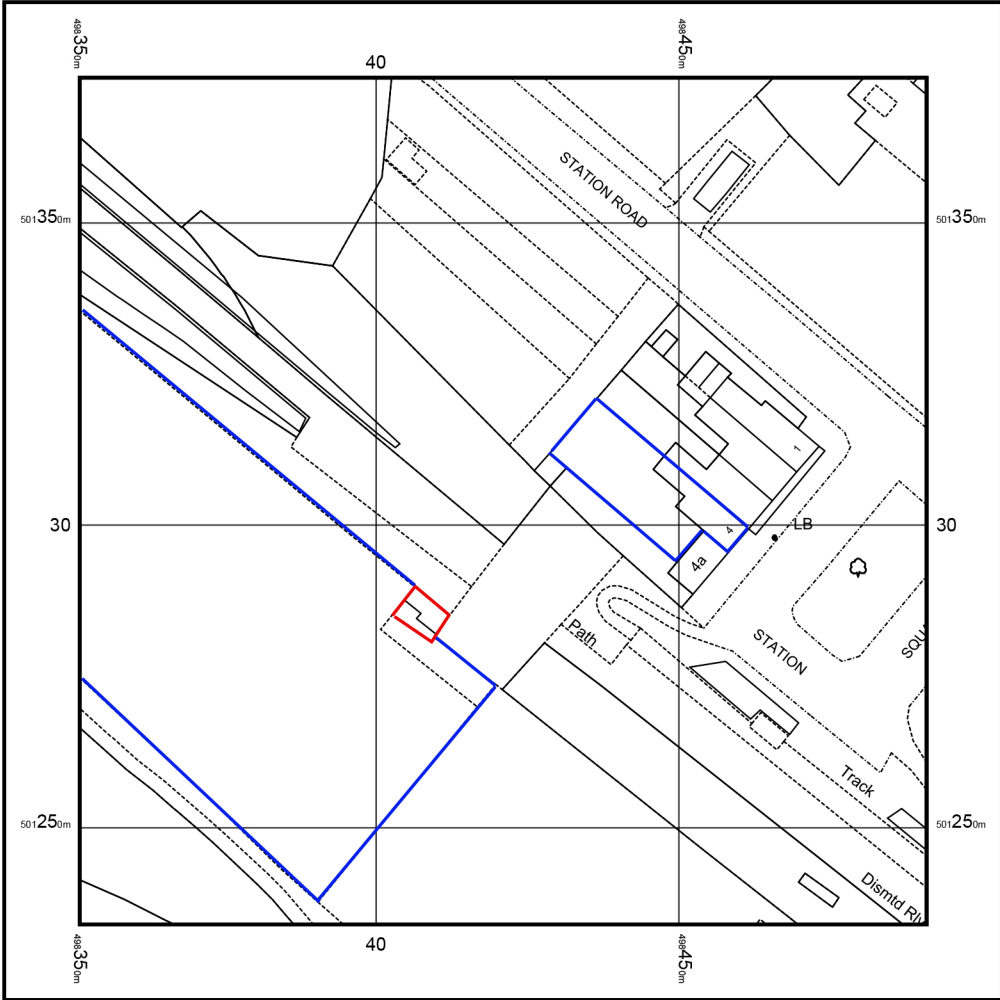
Site address: Land at Station Square, Ravenscar

Post code: YO13 0LU

Conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>N/A</td><td>22 March 2021</td></tr><tr><td>Site/roof plans</td><td>N/A</td><td>22 March 2021</td></tr><tr><td>Proposed arrangements</td><td>drg no. 03 Rev A</td><td>09 June 2021</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location plan	N/A	22 March 2021	Site/roof plans	N/A	22 March 2021	Proposed arrangements	drg no. 03 Rev A	09 June 2021
Document Description	Document No.	Date Received											
Location plan	N/A	22 March 2021											
Site/roof plans	N/A	22 March 2021											
Proposed arrangements	drg no. 03 Rev A	09 June 2021											
3.	There shall be no commercial use of the stable 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 4 Station Square, Ravenscar and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority. There shall be no alteration or conversion of the building hereby permitted to agricultural, commercial, industrial, business use or permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.												
4.	The stable hereby permitted shall form and remain part of the curtilage of the main dwelling known as 4 Station Square, Ravenscar as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.												
5.	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Night Skies compliant, fitted with a warm white bulb of 3000k or less and no more than 500 lumens. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.												
6.	No burning of manure or stable sweepings shall take place anywhere on the site and full details of the proposed method of storage and disposal of waste from this stable including the location of any storage and the frequency of disposal off the site shall be submitted to the Local Planning Authority within one month of the date of this consent. The method of waste disposal shall accord with the details so approved and there shall be no variation unless otherwise agreed with the Local Planning Authority.												

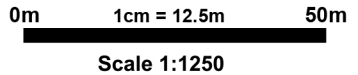
Document title



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Serial No: 208276
Centre Coordinates: 498421, 501304
Production Date: 18/03/2021 13:42:15

Anderson

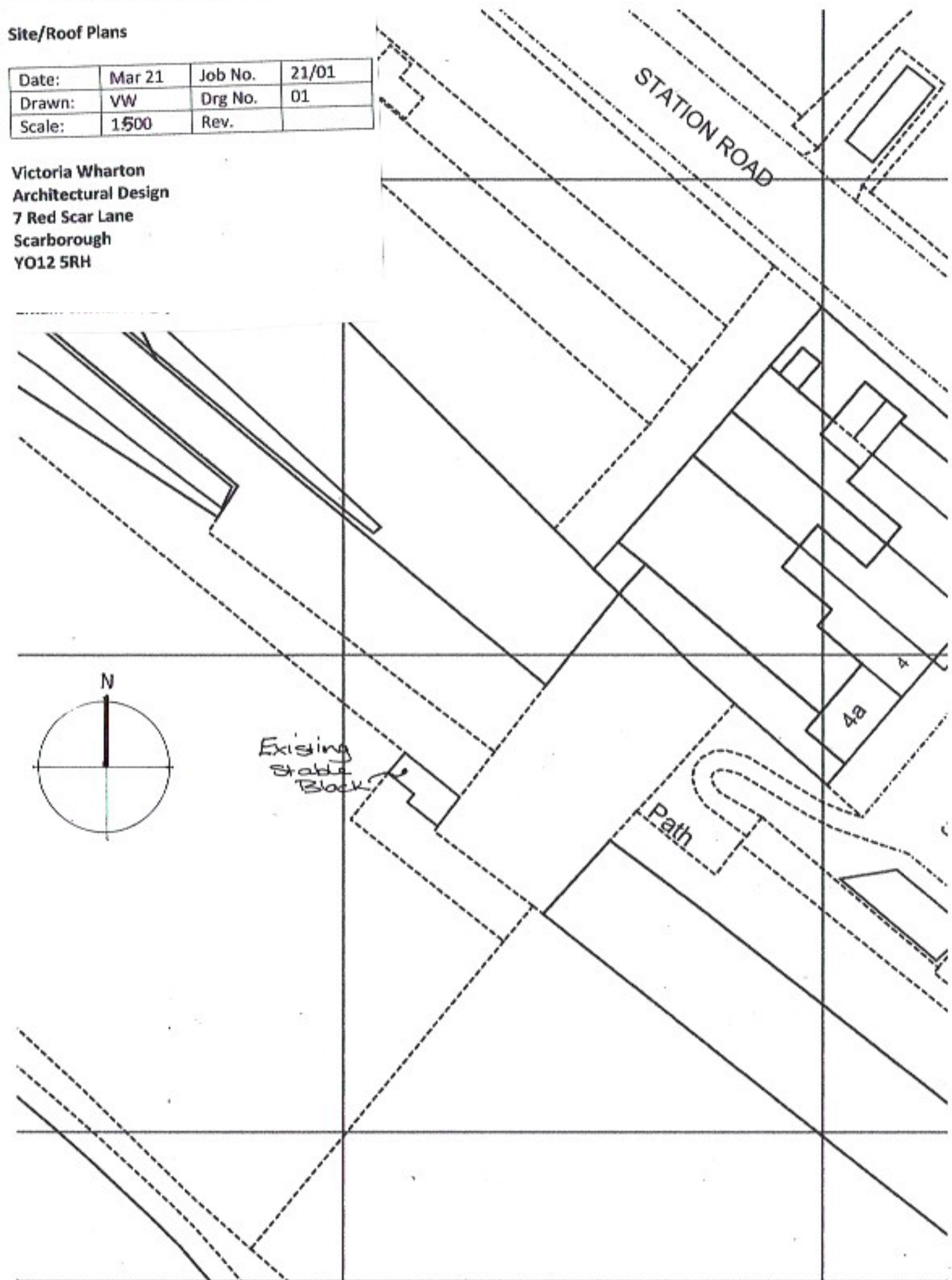


Proposed Replacement Stable Block on Land near to Station Square, Ravenscar

Site/Roof Plans

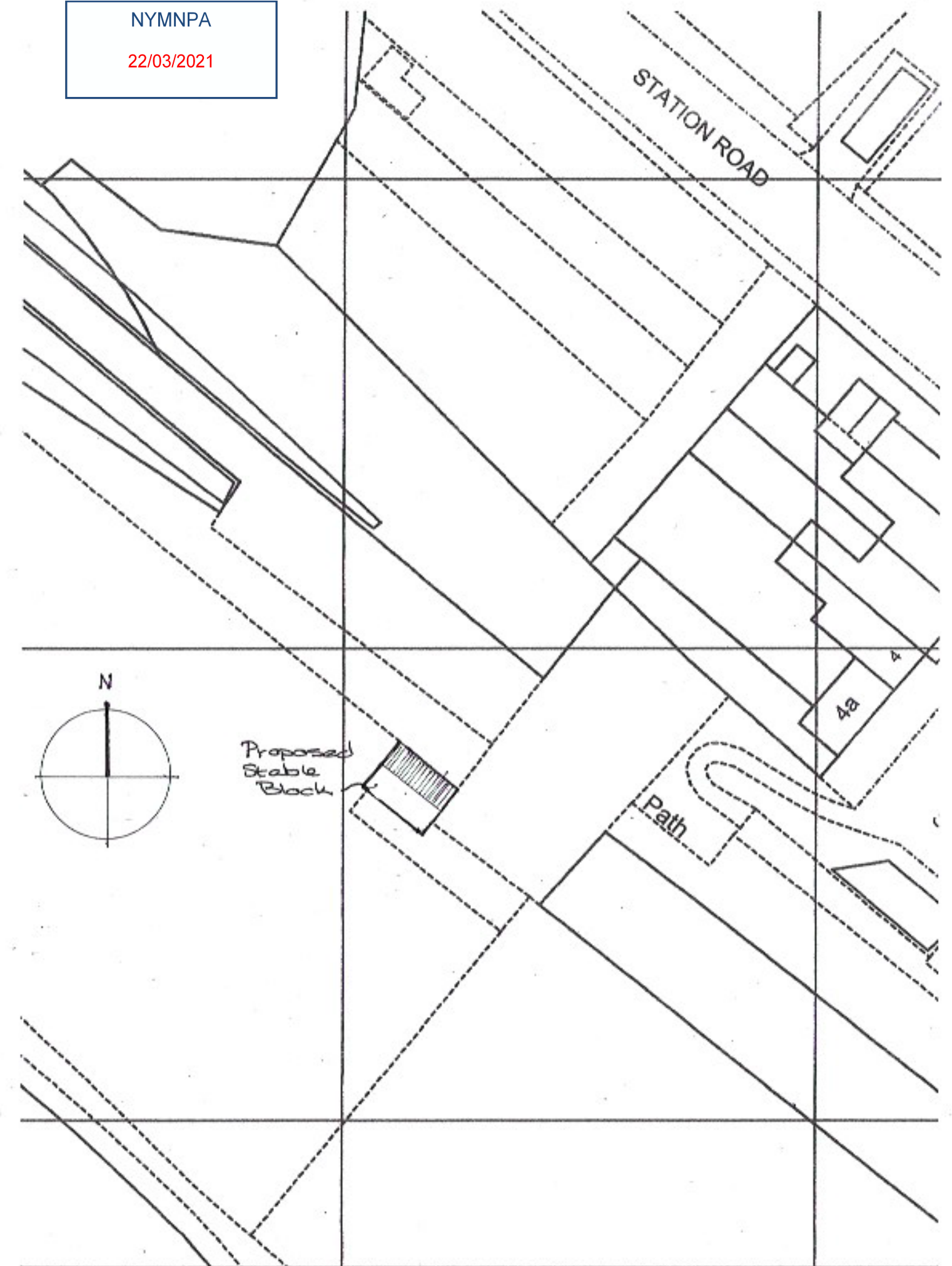
Date:	Mar 21	Job No.	21/01
Drawn:	VW	Drg No.	01
Scale:	1:500	Rev.	

Victoria Wharton
 Architectural Design
 7 Red Scar Lane
 Scarborough
 YO12 5RH



EXISTING SITE PLAN

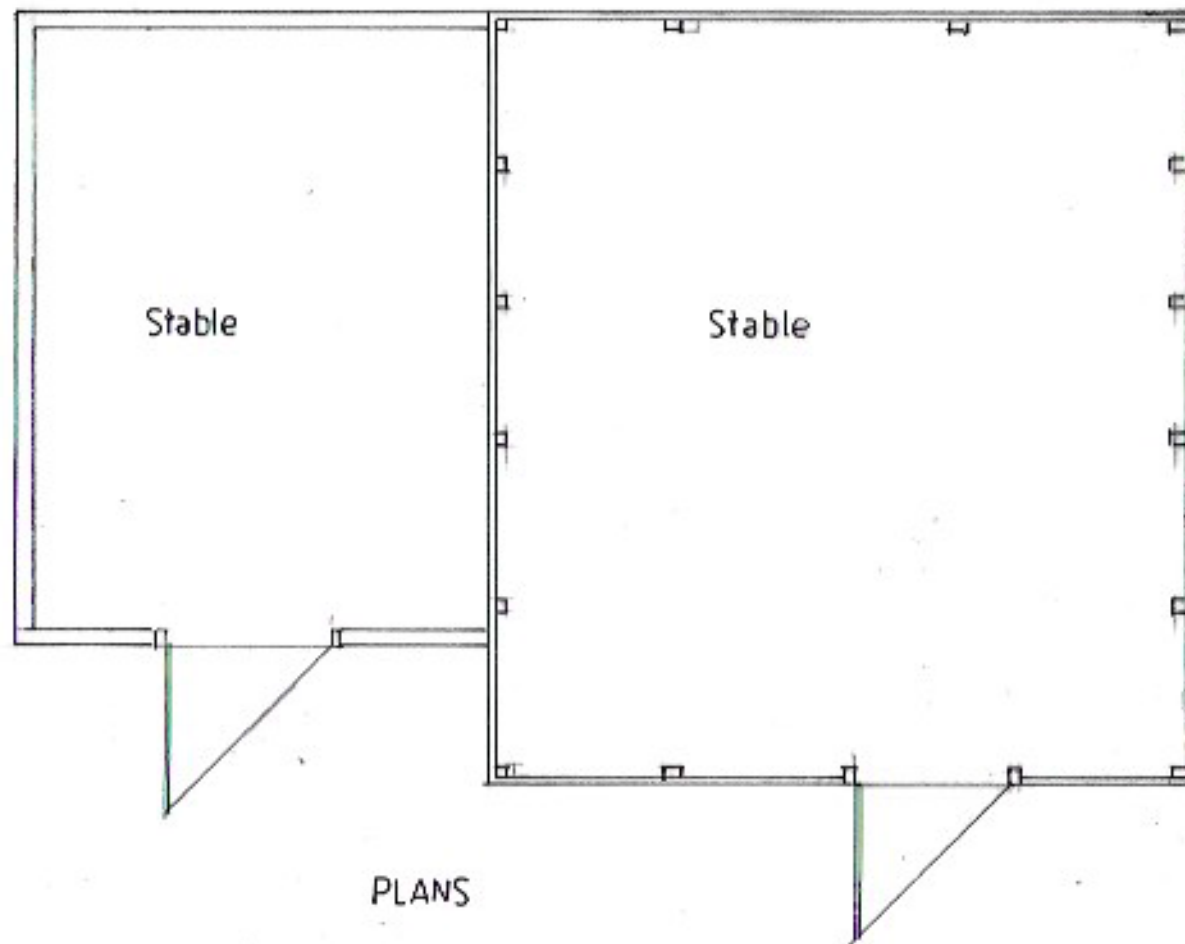
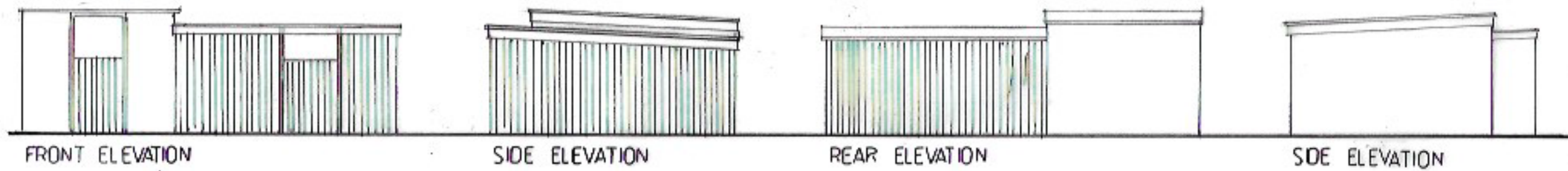
NYMNPA
 22/03/2021



PROPOSED SITE PLAN

NYMNP

22/03/2021



Proposed Replacement Stable Block on Land near to Station Square, Ravenscar

Existing Arrangements

Date:	Mar 21	Job No.	21/02
Drawn:	VW	Drg No.	02
Scale:	1:100 1:50	Rev.	

Victoria Wharton
Architectural Design
7 Red Scar Lane
Scarborough
YO12 5RH

Corrugated sheet metal roof
 Yorkshire boarding with blackwork below.

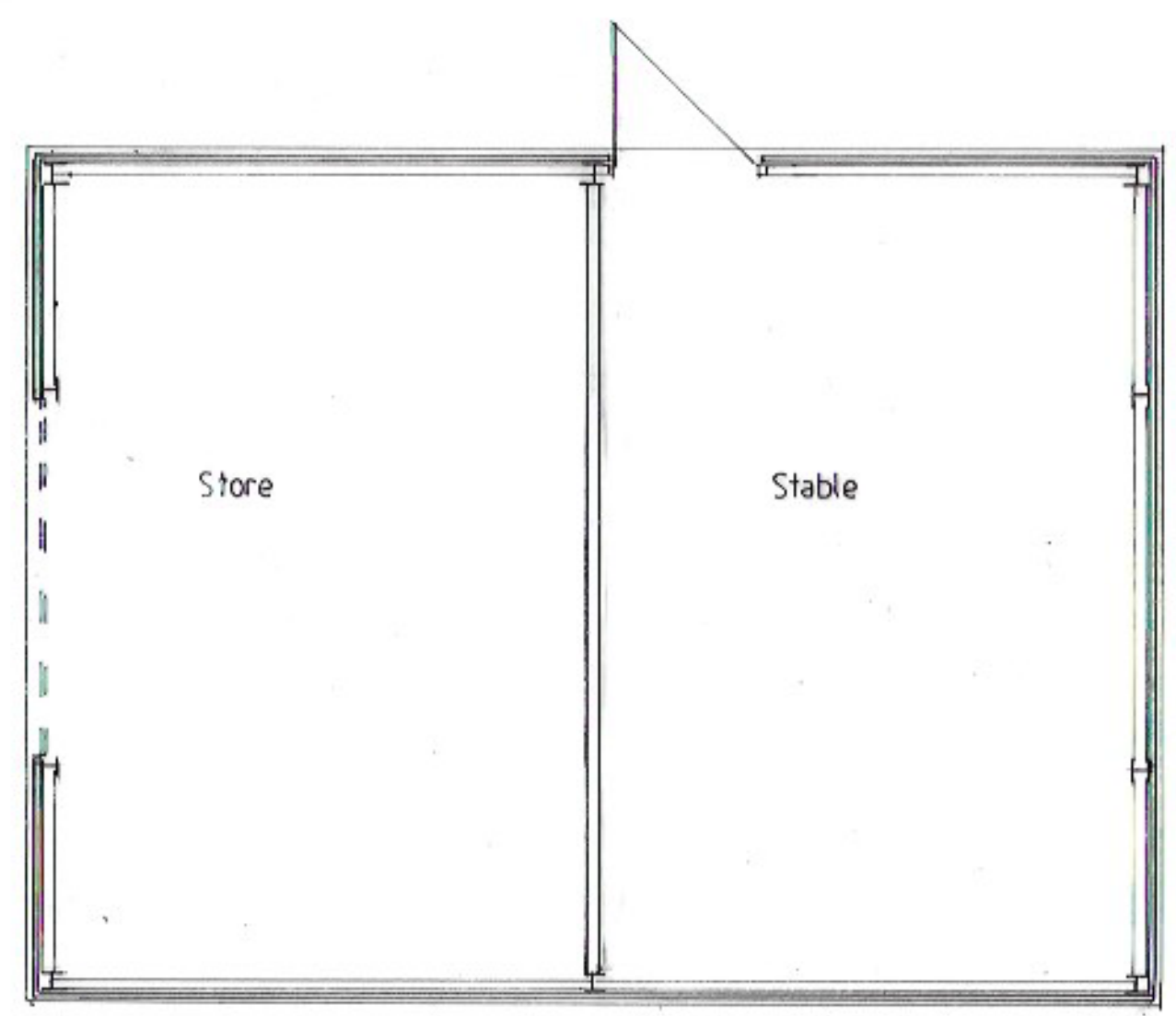


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



PLAN

NYMNP
 22/03/2021

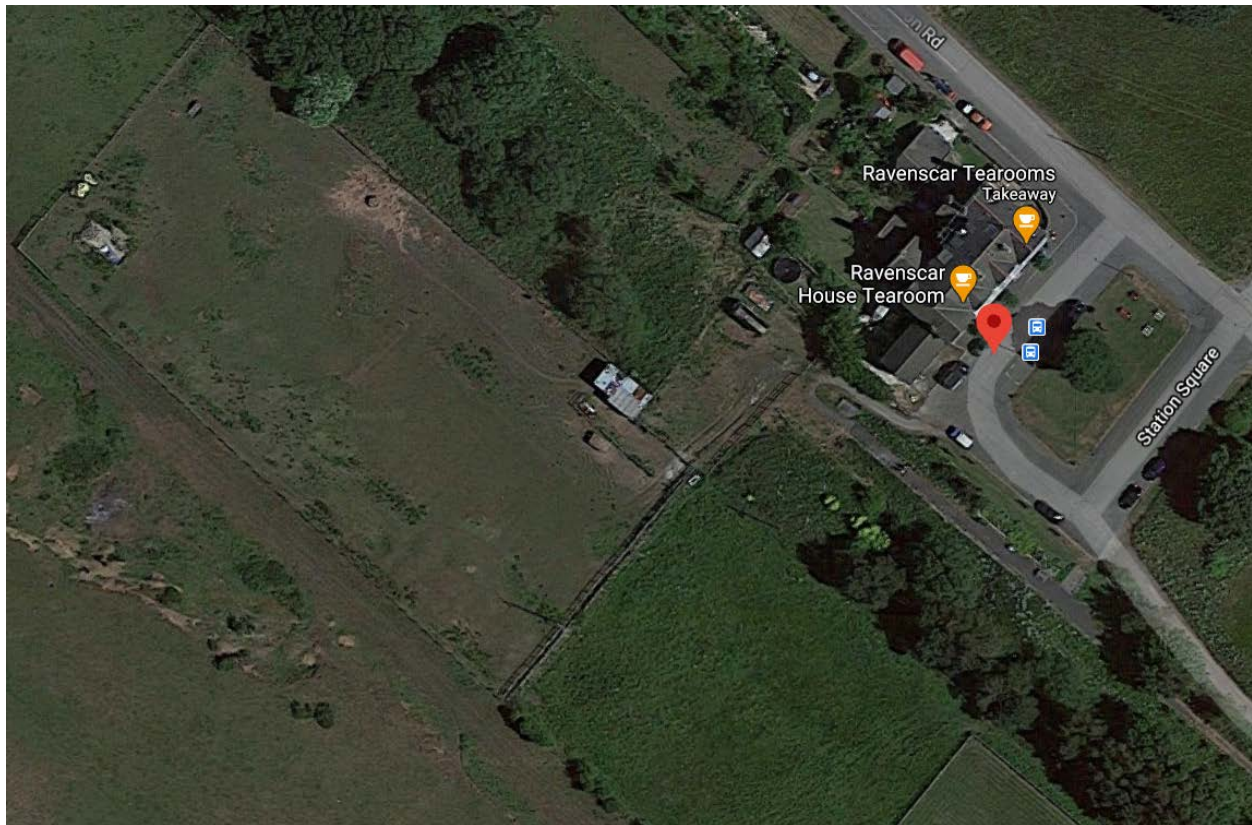
Proposed Replacement Stable Block on Land near to Station Square, Ravenscar

Proposed Arrangements

Date:	Mar 21	Job No.	21/03
Drawn:	VW	Drg No.	03
Scale:	1:100	Rev.	
	1:50		

Victoria Wharton
 Architectural Design
 7 Red Scar Lane
 Scarborough
 YO12 5RH

Design And Access Statement
For
Proposed Replacement Stable and Storage Block
At
Land near to Station Square, Ravenscar,
Scarborough



Victoria Wharton BA Hons CAP

1.Application Site

The site lies to the North of Scarborough, in the settlement of Ravenscar. It is closely located to Station Square and the old Whitby to Scarborough railway line at Ravenscar. It is situated within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site is a field located near to the houses in Station Square. There is an existing stable block on the site. This is in poor repair and is built of a mixture of materials including timber, block and corrugated sheets.



Pictures showing existing stable block.

The proposal is to remove the existing stable block and replace it with a steel portal frame building clad with Yorkshire boarding.

2. Planning History

There is no relevant planning history for the application site recorded on the Local Planning Authority online planning database.

3. Description of the Development

The application seeks to secure Full Planning Consent for a replacement stable and associated storage block.

Consultation with North York Moors National Park Planning Authority has not been undertaken.

The site already has a stable block on it, which is in poor repair and is constructed of a mixture of materials including timber, blockwork and corrugated sheets. It is screened from view by trees/shrubs to the rear, the front and sides are screened by the natural topography of the site.

The new building will be slightly larger than the existing block. The proposal will be constructed so it is more in keeping with the surrounding area. It will be constructed using a steel portal frame with blockwork to the lower half and clad with Yorkshire boarding with a corrugated metal roof.

4. Planning Policy

The North York Moors National Park Authority Local Plan which was adopted in July 2020 outlines the requirements planning applications need to fulfil in order to be approved.

Strategic Policy A states that:

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;*
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;*
- c) Protects or enhances natural capital and the ecosystem services they provide;*
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; 38 North York Moors National Park Authority Local Plan July 2020 18The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act*
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;*
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and*
- g) Does not reduce the quality of soil, air and water in and around the National Park.*

The proposal accords with the above policy in that it provides a replacement building in keeping with the surrounding area. The existing building is becoming dilapidated, a new building would improve the overall appearance of the area. The materials utilised in the proposal accord with recommendations within the supplementary design guidance produced by North York Moors National Park Authority.

Policy CO20 states that:-

Equestrian Development for Private Use Horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters will only be permitted where:

1. There is no unacceptable impact on the local landscape character or the special qualities of the National Park;

2. Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape;

3. The scale of any new structures is appropriate to their setting and the design reflects the principles outlined in the Authority's Design Guide;145 North York Moors National Park Authority Local Plan July 2020

4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact;

5. Lighting is discreet in order to minimise light pollution;

and 6. There is adequate space for parking and access for horse related vehicles and the development will not prejudice road safety in the locality. All proposals located within the domestic curtilage of an existing dwelling should also meet the requirements of Policy CO17 Householder Development. Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.

The proposal accords with the above policy. The application seeks to replace an existing building which is past its best. Therefore the proposal will enhance and improve the local landscape.

The existing building will be replaced and the new building will be located on its footprint. The building will not be prominent in the landscape as it is screened by the topography of the site and the trees close by.

The scale is appropriate and there will be no harm to the neighbouring occupiers as the existing facilities do not cause a problem.

Existing lighting will be reused and directed towards the ground as it is presently.

With regard to parking, the applicant lives at No.4 Station Square so already has adequate parking for his vehicles here.

5.Site access

Access to the site will be from the square via the current access. There is ample parking in the square, however as stated previously the applicant resides at No. 4 Station Square and thus will access the site on foot.

6.Conclusions

The application seeks full planning permission for a replacement stable/storage block on land near to Station Square, Ravenscar.

The proposal has been considered alongside relevant planning policies and guidance. It has been demonstrated that the proposal is in accordance with policies contained within the North York Moors National Park Authority Local Plan Document and the NPPF.

We feel the proposal is sympathetic to both the host site and the surrounding area.

The proposal allows the applicant a suitable building to house his horse/s with an additional storage area.

It is therefore respectfully requested that, for the reasons outlined in this statement, this planning application is granted.

From: Mrs J. Marley, Clerk to Staintondale Parish Council
Sent: 09 May 2021 19:21
To: Planning
Subject: Comments on NYM/2021/0229/FL

Erect replacement stable block on land near to Station Square, Ravenscar

The above application has been considered by Staintondale Parish Council and no objections are offered.

--

J Marley (Mrs) CiLCA
Clerk to Staintondale Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

WARNING

This E-mail and any attachments may contain information that is confidential or privileged, and is intended solely for the use of the named recipient. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful. Any opinions expressed are those of the author and not necessarily the view of the Council.

From:
To: [Planning](#)
Cc:
Subject: NYM/2021/0229/FL - land near to Station Square, Ravenscar
Date: 06 May 2021 12:20:57

I have no objection to this development.

For the purposes of the Habitat Regulations, I assert that;

- The proposals are not necessary for the management of any European designated site, and
- The proposals will not have a Likely Significant Effect on any European designated site,

The application can therefore be screened out of any further Habitat Regulations Assessment.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

Date: 26 April 2021
Our ref: 349738
Your ref: NYM/2021/0229/FL



Miss H Webster
North York Moors National Park Authority
The Old Vicarage
Bondgate
Hemsley
York. YO62 5BP

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Miss Webster

Planning consultation: Application for erection of replacement stable block
Location: land near to Station Square, Ravenscar

Thank you for your consultation on the above dated 12 April 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Protected Landscapes – North York Moors National Park

The proposed development is for a site within or close to a nationally designated landscape namely North Yorkshire Moors National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Landscape advice

The proposed development is for a site within or close to a defined landscape namely North Yorkshire and Cleveland Heritage Coast. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 173 of the National Planning Policy Framework. It states:

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

The NPPF continues to state in a footnote (footnote 55) that *"For the purposes of paragraph 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined."*

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI.

The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk

Yours sincerely

Sally Ireland
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Protected landscapes

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure.

Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
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 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Date: 26 April 2021
Our ref: 349738
Your ref: NYM/2021/0229/FL



Miss H Webster
North York Moors National Park Authority
The Old Vicarage
Bondgate
Hemsley
York. YO62 5BP

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Miss Webster

Planning consultation: Application for erection of replacement stable block
Location: land near to Station Square, Ravenscar

Thank you for your consultation on the above dated 12 April 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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Yours sincerely

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- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

From: Victoria Wharton

Sent: 09 June 2021 10:22

To: Helen Webster

Subject: Re: NYM/2021/0229/FL - land at Station Square, Ravenscar

Dear Helen,

Please find revised drawings for the above application. The applicant is not willing to compromise on size or design, he is happy to fully clad it in Yorkshire boarding though. I would like to reiterate that the building will not just be used for stabling but also storage.

We feel the proposal is a vast improvement on the existing structure/s which is/are not fit for purpose. The size is very similar to the existing building which is 37m², the proposed building is 48m². It is marginally higher to accommodate the large breed horses better than the current stabling, as it is they bang their heads on the beams inside.

It is more agricultural in looks than a typical domestic stable, however large breeds need a bigger space and higher roof than your average pony/horse. It also needs to be robust enough for the weather in this area, as previously mentioned Mr Anderson has provided stabling with overhangs and these have been blown off in the prevailing winds.

The site is well screened from neighbouring properties. The only viewpoint from public land is from station square, when standing in the corner looking directly at it. The cinder track is not accessible near the proposal, it is overgrown and poorly maintained in this location. The topography of the land allows it to remain hidden from all other viewpoints. Once the Yorkshire boarding has weathered to a silvery grey it will blend into the landscape and not appear at odds with it, the door could be painted a grey to match the boarding.

The building would not look out of place in this location, there are many agricultural buildings located around the area, in very visible locations, which are being used for stabling.

For the reasons given above and contained within the Design and Access Statement we feel the application is acceptable and would be fit for purpose.

Kind Regards
Victoria Wharton
Architectural Design

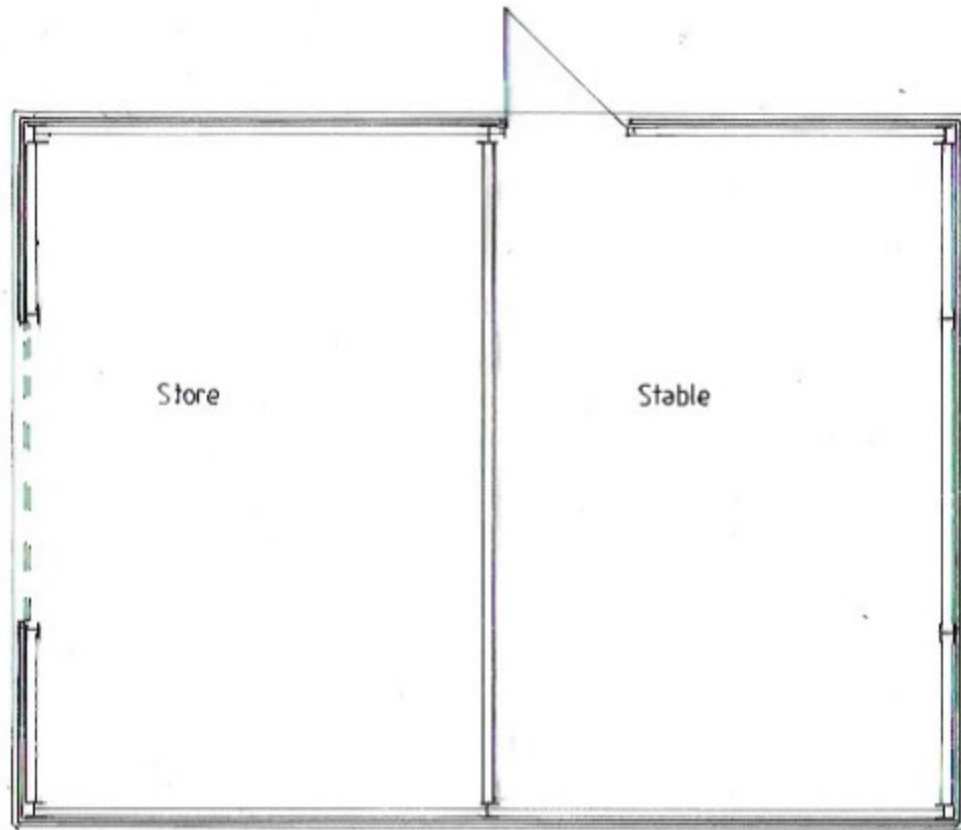


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



PLAN

AMENDED

NYMNP
09/06/2021

Rev A-Blockwork removed.
Proposed Replacement Stable Block on
Land near to Station Square, Ravenscar

Proposed Arrangements

Date:	Mar 21	Job No.	21/03
Drawn:	VW	Drg No.	03
Scale:	1:100 1:50	Rev.	A

Victoria Wharton
Architectural Design
7 Red Scar Lane
Scarborough
YO12 5RH

**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**

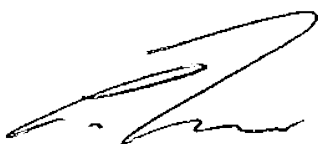
To Mr Stuart Anderson
c/o Victoria Wharton Architectural Design
7 Red Scar Lane
Newby
Scarborough
YO12 5RH

The above named Authority being the Planning Authority for the purposes of your application validated 01 April 2021, in respect of **erection of replacement stable block at land near to Station Square, Ravenscar** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. By reason of its scale, bulk, design and materials the proposed stable building is considered to be harmful to the landscape character of this part of the National Park, contrary to the requirements of Strategic Policy A of the NYM Local Plan. The proposed design is more characteristic of an industrial or agricultural building and therefore fails to comply with the standard of design required by Policy CO20 which seeks to ensure new equestrian development is of a scale and design appropriate for its setting. Although proposed to occupy the footprint of an existing structure, the development site is located away from the host property and therefore the oversized and industrial nature of the building would dominate views from Station Square and appear out of scale in this predominantly domestic setting, detrimental to the visual amenity of the area.

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 with the proposal and bringing those concerns to the attention of the Agent, offering an opportunity to amend the scheme. Unfortunately, it has not been possible to resolve those matters during the consideration of this application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Mr C M France
Director of Planning

Date 29 June 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

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.

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0229/FL

Development description

erection of replacement stable block

Site address

land near to Station Square, Ravenscar

Parish

Staintondale

Case officer

Miss Helen Webster

Director of Planning's Recommendation

Approval subject to the following:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1.	By reason of its scale, bulk, design and materials the proposed stable building is considered to be harmful to the landscape character of this part of the National Park, contrary to the requirements of Strategic Policy A of the NYM Local Plan. The proposed design is more characteristic of an industrial or agricultural building and therefore fails to comply with the standard of design required by Policy CO20 which seeks to ensure new equestrian development is of a scale and design appropriate for its setting. Although proposed to occupy the footprint of an existing structure, the development site is located away from the host property and therefore the oversized and industrial nature of the building would dominate views from Station Square and appear out of scale in this predominantly domestic setting, detrimental to the visual amenity of the area.

Parish

No objection.

Natural England

No objection.

Third party responses

None.

Publicity expiry

Site notice expiry date: 20 May 2021.



Background

4 Station Square is the end property of a short row of terraced houses overlooking a grassed area at the eastern limit of Ravenscar. The properties are of red brick construction with rendered details and slate roofs. There is a tea-room operated from the property located at the north-east end of the terrace and the application property forms the south-western end property, abutting the old railway line and open fields. There are a small number of other residential properties in the area and nearby is a modest utilitarian building of red brick under slate construction which is used as an equipment store by HM Coastguard.

This application seeks full planning permission for the replacement of a dilapidated timber stable building with a large steel-framed building to be used as stabling in the paddock to the south-west of the property. As originally submitted, the proposal showed a large building or ridge and gable design with blockwork walls with Yorkshire boarding above and a corrugated metal sheet roof. One gable elevation characterised by a horizontal roller-shutter door and one long elevation fitted with a single width door. The floor plan showed a single internal division providing one stable and one store.

Officers sought amendments to the size and design of the proposal in order to reflect the domestic equestrian use proposed. However, the applicant explained that due to the adverse weather and high winds experienced in this location that conventional stables were not appropriate. In addition, one of the horses to be stabled was a shire horse and therefore additional head height and a separate indoor grooming area was required. With the exception of fully cladding the building with timber, he was not prepared to offer any further revisions.

Policy Context

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy A (Achieving National Park Purposes and Sustainable Development) and Policy CO20 (Equestrian Development for Private Use).

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 (applying the Sandford Principle if necessary). Development will be supported where it: is a high quality of design which respects the local landscape and built heritage; supports the function and vitality of communities; protects or enhances natural capital and ecosystem services; maintains and enhances geodiversity and biodiversity through conservation; builds resilience to climate change; makes sustainable use of resources and; does not reduce the quality of soil, air and water in and around the National Park.

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.

Main issues

The main issues to consider with this application are whether the proposed replacement building is of an acceptable size, scale and design in relation to its proposed domestic equestrian use and wider landscape setting.

Siting and Landscape Impact

The proposed building would be located in an open paddock, approximately 40m from the host property. The site is clearly visible in public views from Station Square and from the old railway line (known as the Cinder Track) which is a very popular walking and cycling route. The site does not benefit from a great deal of screening from either trees or topography and no other buildings (other than the structure to be replaced) exist at the development site.

The existing building is a modest structure constructed of mixed materials. It is not an attractive building and is in a poor state of repair. However, as a result of its modest proportions it is not considered to be a prominent feature and therefore does not result in unduly harmful landscape impact. The building is compatible with the size of the associated land and of a scale which reflects a domestic equestrian use.

The Local Plan recognises that equestrian development can have an adverse impact on the character and appearance of the National Park landscape, which is afforded the highest level of protection from development and activity. Local Plan Policy seeks to assist in striking a balance between a resident's hobby and landscape protection and a key determinative matter is whether a proposal is of an appropriate scale and not harmful to local landscape.

By reason of the predominantly residential setting and absence of adequate landscape features or other similar buildings on site, the replacement building is considered likely to result in landscape harm. It is not considered that there is a suitable context for the proposal which is significantly larger and less domestic in appearance in comparison to the building to be replaced.

Size, Scale, Design and Materials

The agricultural/light industrial appearance of the building does not adequately reflect the proposed domestic equestrian use and is not considered appropriate for the setting where it will be seen in the context of residential dwellings.

The proposal is therefore not appropriate for the domestic nature and setting of the development site, contrary to the requirements of CO20 (point 3 in particular).

The applicant's agent suggests that the proposal is not unlike other buildings in the locality (but does not identify them). However, where buildings of a similar design exist, they are largely for agricultural purposes in predominantly agricultural settings.

Officers have requested for the scheme to be amended to reduce the scale and mass of the building and to improve the design in a way that reflects the local vernacular and equestrian use. Officers have suggested alternative arrangements which have worked well in other areas of the National Park such as an L-shaped arrangement including a generous roof overhang to provide additional shelter from the weather and an area of hardstanding providing adequate facility for use by the farrier or for grooming and tacking up (and not a separate indoor area for care purposes as these duties are typically carried out within the stable).

In support of the proposal, the applicant has explained that other buildings have suffered extensive weather damage and in particular roof overhangs are vulnerable to wind damage. Further to this, the applicant has advised that they own large breeds of horses which require additional head height and a strong structure.

The Authority acknowledges that Ravenscar is an exposed area and that shire horses and cob type native breeds require a more robust structure with clear headroom but permanent stabling is not always necessary for native breeds which often only require shelter from extreme weather and other conditions (for example: the cold, prolonged periods of wet weather, heat and flies).

Although Officers accept that the existing building is of poor quality and appearance and that the application proposes an opportunity to achieve an enhancement for both parties through improved facilities and improved design, as presented, it is not considered that replacement structure meets current design requirements. The proposal is for a relatively tall and bulky industrialised building to serve horses used for hobby purposes on a modest parcel of land in a residential setting. Its character reflects that of an American barn which would be at odds with the character of the area and fail to contribute to local distinctiveness.

Summary

The proposed building is considered to be of excessive size and an inappropriate design for this village location which lacks adequate screening or other built context to sufficiently mitigate its visual impact. On balance, it is not considered that there is sufficient justification or compelling planning reasons to set aside adopted planning policies in this case. Notwithstanding the applicant's proposal to clad the whole structure in timber, the proposed building is considered to be of an excessive scale and is not of an acceptable design for its intended use or setting.

Whilst Officers are of the opinion a suitable compromise can be found through the submission of amended plans, it has not been possible to find such a solution and the applicant has confirmed the proposal is to be considered as submitted.

In view of the above, the proposal is not considered to accord with the requirements of Strategic Policy A and Policy CO20 of the NYM Local Plan and refusal is recommended.

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 with the proposal and bringing those concerns to the attention of the Agent, offering an opportunity to amend the scheme. Unfortunately, it has not been possible to resolve those matters during the consideration of this application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Staintondale Parish Council
c/o Mrs J Marley
Annan
41 Scalby Road
Burniston
Scarborough
YO13 0HN
Via Email

Your ref:
Our ref: NYM/2021/0229/FL
Date: 01 February 2022

This matter is being dealt with by: Mrs Helen Stephenson
Direct Dial 01439 772527

Dear Sir/Madam

Land at: land near to Station Square, Ravenscar

Proposed development: erection of replacement stable block

Appeal reference(s): APP/W9500/W/21/3285938

Appeal starting date: 31/01/2022

Appellant(s) name: Mr Stuart Anderson

An appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority. A copy of the appeal documentation can be obtained from or viewed by prior appointment at The Old Vicarage, Bondgate, Helmsley and is available to view on the [Planning Explorer](#) section of the Authority's website under the application reference number.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate, copied to the appellant, and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write directly to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN **within five weeks** of the appeal start date, quoting the appeal reference number. Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.

The Planning Inspectorate will not acknowledge your letter; however, they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the [Planning Explorer](#) section of the Authority's website under

Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700 general@northyorkmoors.org.uk
planning@northyorkmoors.org.uk northyorkmoors.org.uk



Our Ref:

2

Date: 01 February 2022

the application reference number and on the [Gov.UK website](#). Guidance on the appeal process can also be found on the [Gov.UK website](#).

Should you have any further questions, please do not hesitate to contact the Authority.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management



Planning Notice

Town and Country Planning (Development Management Procedure) Order 2015 Notice under Article 15

Application Number	NYM/2021/0229/FL
Applicant	Mr Stuart Anderson
Site Address	Land near to Station Square, Ravenscar
Proposal	Erection of replacement stable block

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

Documents for the application(s) are available under the application reference number on the Planning Explorer section of the Authority's website which can be accessed by scanning the QR code below or at: <http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>.

Any comments you may have on the application(s) should be made **within 21 days** of the date of this notice. Where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period. You may comment by using the Authority's online consultation response form, by email (planning@northyorkmoors.org.uk), letter or fax.

Please be aware that any views submitted will be available for public inspection and will be published on the Authority's website, under the provision of the Access to Information Act.

Mr C M France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York, YO62 5BP
website: www.northyorkmoors.org.uk
email: planning@northyorkmoors.org.uk
tel: 01439 772700



Date of Notice:

List of those Notified

Staintondale Parish Council
c/o Mrs J Marley Annan
41 Scalby Road
Burniston
Scarborough
YO13 0HN
Via Email

EHO - Scarborough 2
Private Sector Housing Team
via email

Natural England - Local Government Team
via email

EHO - Scarborough 1
Commercial Regulation Manager
via email

Internal - Conservation
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP
via email:

North York Moors National Park Authority

LOCAL PLAN

July 2020



North York Moors
National Park

North York Moors National Park Authority

LOCAL PLAN

July 2020

Objectives - National Park Statutory Purposes and Duty:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.
2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.
3. Whilst achieving the above seek to foster the economic and social well-being of local communities.

Introduction

- 3.1 This part of the Plan sets out our spatial strategy and some of the key 'strategic' policies the Authority will use to help direct and influence new development in the future. The term 'strategic' means that they are policies held to be particularly important in achieving the Authority's long term objectives.

Strategic Policy A - Achieving National Park Purposes and Sustainable Development

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;
- c) Protects or enhances natural capital and the ecosystem services they provide;
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species;

- e) Builds resilience to climate change through adaptation to and mitigation of its effects;
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and
- g) Does not reduce the quality of soil, air and water in and around the National Park.

Explanation

- 3.2 The North York Moors is a nationally significant, special place and part of the cultural and natural heritage of the nation. As such, proposals for new development will need to be carefully located and designed so that they respect the 'statutory purposes' which underpin its status as a National Park. The Authority will continue to recognise that the evolution of the National Park needs to be sensitively managed, through a philosophy of 'careful planning'.
- 3.3 It is standard practice for development plans to contain a policy which sets out a presumption in favour of sustainable development as set out in National Policy (NPPF, paragraph 11). In terms of plan-making this presumption does not apply where policies in the NPPF protect areas of particular importance such as National Parks where there are strong reasons for restricting the scale of development. Scale is recognised at paragraph 172 of the NPPF which states that the scale and extent of development within designated areas should be limited. Therefore an important principle which runs through all the policies in this Plan is that development in the National Park should be small in scale in order to conserve and enhance the natural beauty and cultural heritage of the North York Moors. Further guidance on what is meant by 'small in scale' is explained in the supporting text to the relevant policies.
- 3.4 Strategic Policy A is intended to set out what the National Park Authority considers to be sustainable development in the National Park context and links a positive approach to new development with a need to ensure compatibility with National Park purposes. A positive approach to appropriate new development will therefore be taken and the Authority will always work with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the National Park.
- 3.5 As a general development principle, development in the National Park should avoid conflict with the two national park statutory purposes. In the event that a proposal for development would create a conflict between the two purposes the decision maker will adhere to the 'Sandford Principle' which requires that greater weight is attached to the conservation and enhancement of the National Park¹⁸.

¹⁸The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act

Policy CO20 - Equestrian Development for Private Use

Horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters will only be permitted where:

1. There is no unacceptable impact on the local landscape character or the special qualities of the National Park;
2. Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape;
3. The scale of any new structures is appropriate to their setting and the design reflects the principles outlined in the Authority's Design Guide;

4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact;
5. Lighting is discreet in order to minimise light pollution; and
6. There is adequate space for parking and access for horse related vehicles and the development will not prejudice road safety in the locality.

All proposals located within the domestic curtilage of an existing dwelling should also meet the requirements of Policy CO17 Householder Development.

Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.

Explanation

- 7.103 Many households living at the edge of villages or in Open Countryside keep horses for private use, taking advantage of the network of country lanes and bridleways for recreation. Horse related development needs to be managed with care as it can be harmful to the appearance of the landscape, especially where stables, all-weather exercise areas and paraphernalia associated with horse keeping are located in fields and paddocks adjacent to residential properties rather than within the domestic curtilage. The character of the landscape can also be altered when agricultural land is broken up into smaller scale paddocks containing horse keeping structures.
- 7.104 The Authority aims to protect the landscape from intrusion by isolated features so new stables, loose boxes or outdoor exercise arenas which are separated from existing buildings or are prominent in the landscape will not be permitted. Outdoor exercise areas in particular can appear as intrusive man made features especially if provided with extensive artificial lighting. Stables, field shelters and exercise areas should be located in positions which relate well to existing buildings and proposals should take advantage of hedgerows or other landscape features that would provide screening.
- 7.105 Applicants should have regard to the Authority's Design Guide. Advice contained in Part 5: New Agricultural Buildings will be relevant to horse related development proposals. Exercise arenas should not be located in elevated positions or on sloping land where major 'cut and fill' works would be needed to achieve a level surface. Surface materials should be chosen with care so as to blend in with the surrounding land. External lighting will not usually be permitted.
- 7.106 Where proposals are permitted, planning conditions will be applied to ensure that the facility remains for private use only and that, if the use ceases or the land is sold off separately from the dwelling, horse related structures are to be removed and the land restored. Other conditions may be applied if appropriate, for example to control hours of use or to ensure that brightly coloured jumps are stored when not in use.
- 7.107 Policy on equestrian development for commercial purposes is set out at Policy BL11.

i) PLANNING HISTORY

Recent Application: NA

Recent Enquiries: NA

ii) CONSTRAINTS

Conservation Area: / Listed Building: Grade:

Flood plain (Zone 1), PROW, TPO/Hedgerow **Monuments, PSR**, Section 3 Coast, **SAC 250m, SSSI 250m**, Ant Mons, Nat Trust, Article 4, RAF, SPA, Section 3 Woodland, Section 3 Moorland, Historic P&G, Registered Common Land, Mining Hazards, **Heritage Coast**, Ancient Woodland, Dev't low risk (coal referral), Dev't high risk (coal consultation), MOD, Wind turbine buffer, ponds 500m buffer, FC roads/legal buffer, HE Scheduled Monument, **SSSI Impact Zone**, Estate Landowners, S106 Agreement, Source protection zones 1/2

Road Class: -

iii) CONSULTATIONS

Parish
EHO
Cons@
NE

iv) ADVERTISEMENT

In the Authority's opinion would the development:

affect the setting or appearance of a Conservation Area?

NA If **'NO'** give a reason why:

Affect a Listed Building

NA If **'NO'** give a reason why:

Affect the setting of a Listed Building?

NA If **'NO'** why:

Affect a Public Right of Way?

NA If **'NO'** why:..

Site Notice Required: Yes

Advertisement Required: No Reason: Paper: (Please select)

v) DEVELOPMENT DESCRIPTION (to be completed by Planning Team Leader)

erection of replacement stable block

Does this need amending? No (if yes please indicate amendments in red for additions / yellow for deletion)

vi) SCREENING OPINION

EIA Schedule 1/Schedule 2: No If Schedule 2, is statement required NA

EIA: No 16 wks

vii) POLICY INFORMATION

Relevant RSS/EU Dirs/HRA: (Planning Team Leader to Complete)

Major Application: No (13 weeks) Departure: No County Matter: No


Brownfield/Greenfield/Agr conversion/Non-Agr conversion NA Net change to no. of dwellings:NA

5 residential units or more or 200 sqm or more or non residential floorspace? No 10% Renewables: Not Required

VALIDATION INFORMATION

1. Forms Correct Signed Complete Dated Complete
2. Certs Complete Ag Holding Complete
3. Amount of fee due £462 Fee paid

Cat 2 – more than 40 sq metres but less than 75 sq m

4. Location Plan Correct Scale  Yes
(i) Red Line Yes (ii) Blue Line Yes
5. Plans
(i) Existing layout and elevations
(ii) Proposed layout and elevations
(iii) Existing + Proposed site plan
(iv) Others

Documents

Bat Scoping Survey No

Structural Survey No

Design and Access Statement Yes

Heritage Statement No

Flood Risk Assessment No

Agricultural Assessment No

Environmental Statement No

NON VALIDATION INFORMATION

Tree Survey No

Non Mains Drainage Not Required

6. Additional Documentation Required:

i) For Validation: fee £462

ii) Non-Validation:

7. The application is:

Complete - commence processing/consultations No

Incomplete but - commence processing/consultations (can't redate) No

So incomplete it is unfit, send Pre-Reg Ack letter and hold Yes

Checked by (Planning Admin) Mrs Wendy Strangeway

Date: 31/03/2021

Checked by (Planning Team Leader) Mrs Hilary Saunders

Date: 01/04/2021

8. Post Registration Additional Documentation Requested: