

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0964/FL

Development description: change of use of land to all weather surfaced manege/turn out area together with erection of stable block

Site address: The Oaken Barn, Bell Hill Farm, Staintondale Road, Ravenscar

Parish: Staintondale

Case officer: Mrs Helen Stephenson

Applicant: Kev and Tish Riley Evans

The Oaken Barn, Bell Hill Farm, Staintondale Road, Ravenscar, YO13 0EP

Agent: A L Turner + Associates

fao: Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY,

Director of Planning's Recommendation

Approval subject to the following:

Conditions

Condition number	Condition code	Condition text												
1.	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>												
2.	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <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>14 Dec 2021</td> </tr> <tr> <td>Site Layout/Block Plan/ Tree Constraints Plan</td> <td>2472 : 2B</td> <td>20 Jan 2022</td> </tr> <tr> <td>Proposed Elevations & Plan 2472 : 1</td> <td></td> <td>30 Nov 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	14 Dec 2021	Site Layout/Block Plan/ Tree Constraints Plan	2472 : 2B	20 Jan 2022	Proposed Elevations & Plan 2472 : 1		30 Nov 2021
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Proposed Elevations & Plan 2472 : 1		30 Nov 2021												
3.	RSU000	<p>The development hereby permitted shall be used for domestic stabling incidental to the occupation of the main dwelling known as Oaken Barn and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.</p>												
4.	RSU016	<p>Stables - No Commercial Use of Stable - Ancillary to Dwelling</p> <p>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 Oaken Barn and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.</p>												

5.	GACS00	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.	GACS18	No Manure Burning No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
7.	MATS00	Prior to first being brought into use, the stables hereby permitted shall be fitted with guttering to capture rainwater and directed to collection or a soakaway in order to reduce water run-off to surrounding areas. The guttering shall be so maintained thereafter.
8.	MATS00	The external timber cladding of the building hereby approved shall be either allowed to weather naturally or stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	LNDS00	The soft landscape works comprised in the approved details shall be carried out no later than the first planting season following the building first being brought into use, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. The hedgerow detailed on drawing number 2472:2B shall consist of a mix of six or more native species, including at least one climbing/scrambling plant (such as honeysuckle, dog rose, ivy or black bryony). The hedge should be planted at 6 stems per metre in a staggered double row.

10.	LNDS00	The area of grassland excluded from grazing by the new hedgerow as detailed on drawing number 2472:2B must not be used for the storage of manure, feed, silage, hay or any other substance that may increase the nutrient level of the ground in order to enable a diverse sward to develop. The area would benefit from being cut periodically, out with of the main flowering season (April to July) with cuttings removed from the area to enable the nutrient level to drop and herbaceous species to flourish thus maintaining diversity.
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Reasons for conditions

Reason number	Reason code	Reason text
1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3.	RSU000	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4.	RSU000	In order to comply with Policy CO20 of the North York Moors Local Plan which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to Strategic Policy A of the Local Plan.
5.	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

6.	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
7.	MATS00	To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
8.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
10.	LNDS00	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

Consultation responses

Parish

No objection.

Highways

No objection.

Environmental Health

No objection in principle, recommend conditions.

Third party responses

None received.

Publicity expiry

Site notice expiry date - 31 December 2021.



View of development site from the car parking area serving Oaken Barn showing existing gated access in the centre with the existing dry stone wall and boundary trees to the right of the picture.



View of site taken from the north looking south where the proposed stables would be seen against the backdrop of the mature trees and existing farmstead development.



View of site from the south (main approach).

Background

Oaken Barn is a converted former agricultural barn now in residential use. The wider site is located approximately 300 metres to the east of the Staintondale to Ravenscar road accessed via an informal access track and comprises a substantial farmhouse together with an extensive range of traditional outbuildings converted to a number of residential dwellings. Oaken Barn is located to the north of the site and a generous parcel of land to the north-east (on each side of the lane) is within its ownership.

This application seeks full planning permission for the erection of a fairly substantial timber stable block of L-shape design to be located in the eastern most paddock, opposite the dwelling. The field is bound by a dry stone wall to the south and has a number of mature trees close to the access. As originally submitted, the proposed stables were shown to be erected away from the trees and boundary in the centre of the paddock close to the entrance. However, following negotiations regarding a number of considerations, the siting has been amended to move the stables closer to the stone boundary wall (3m separation) and further into the field away from the tree's root protection area. The proposal also includes a reduced area of all-weather surfacing in front of the stables to provide a winter turn out area and at the request of the Authority's Ecologist, an area of land close to the trees is proposed to be enclosed by a hedge and allowed to naturally regenerate in order to contribute to biodiversity net gain/off-set the impact of the proposed stable block which is to be located within an area of semi-improved grassland.

Main issues

The relevant policies to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO20 (Equestrian Development for Private Use).

SPC seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

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.

The proposed location is slightly detached from the main dwelling, being located in the field opposite. However, Officers are satisfied that there is a sufficiently close visual relationship between the host property and site location. The revised location is

considered to represent an enhancement to the original submission as the stable will now be located in closer proximity to the existing solid boundary and mature trees which filter views into the site.

Although it is regrettable to see all-weather surfacing to the front of the building, it is not proposed as a formal outdoor arena. The area will be used as winter turnout and will therefore help to reduce poaching and damage to the majority of the pasture which has been identified by the Authority's Ecologist as likely semi-improved grassland. On balance, the use of an all-weather surface is anticipated to act as a safeguard for the quality of the land.

The Authority's Ecologist and Woodland Officer have both expressed concern in relation to the loss of habitat and potential impact on trees through the impact of the development on root protection areas. These matters have been brought to the attention of the agent and together with the revised location of the stable block, it is now proposed to permanently enclose the root protection area by a native hedgerow and allow the area to naturally regenerate/grow as meadow scrub. Since the receipt of amended plans, both the Ecologist and Woodland Officer have confirmed they have no objections to the revisions.

The site benefits from a good amount of parking which is located opposite the field entrance and by reason of the fact the proposal is for private use only, it is not expected to result in an increased demand for parking areas. The proposal is not expected to affect the amenities or enjoyment of private residential areas of neighbouring properties, all of whom are located some distance from the proposed stables.

No objections have been submitted in connection with the application and no other representations have been received. Therefore, in view of the above and subject to the recommended conditions, approval 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.