

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0082

Development description: creation of 3 no. scrapes

Site address: land located north west of Prospect House, Great Fryupdale, Lealholm

Parish: Glaisdale

Case officer: Miss Kelsey Blain

Applicant: Ms Catherine Hatch

Prospect House, Great Fryupdale, Lealholm, Whitby, North Yorkshire, YO21 2AS

Agent:

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	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.</p>

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	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.

Consultation responses

Parish

No comments received.

Third party responses

None.

Publicity expiry

Advertisement/site notice expiry date: 04 April 2022

Photo showing existing field, looking north-west towards Great Fryup Beck.



Background

Prospect House is a large detached dwelling located to the west of the dale road in Fryup.

This application seeks planning permission for the creation of 3 no. scrapes in a field to the north west of the property and highway. The scrapes would have a combined total area of 2,925 square metres and would provide a habitat for the local wildlife. A public right of way runs approximately 100 metres to the north of the site but would be unaffected by this proposal.

Main issues

The most relevant policies contained within the NYM Local Plan to consider in relation to this application are Strategic Policy E (The Natural Environment) and Strategic Policy H (Habitats, Wildlife, Biodiversity and Geodiversity).

Strategic Policy E requires that the quality and diversity of the natural environment is conserved and enhanced. Development which has an unacceptable impact on the natural environment, the wildlife it supports and the environmental benefits it provides will not be permitted. All development will be expected to ensure that natural capital is used in efficient and sustainable ways and demonstrate how it makes a positive contribution to natural capital and its ability to provide ecosystem services.

Strategic Policy H seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park is given great weight in decision making and goes on to state that development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that there are no alternatives, there are suitable mitigation measures, any residual harmful impacts have been offset through appropriate habitat enhancement and the wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

While the scrapes will be visible within the wider landscape, they are of an appropriate scale and being set within an undulating landscape, would sit well within the local topography and so would appear as natural features of the landscape.

The application is supported by the Authority's Farming in Protected Landscapes team and it is believed the proposals will enhance the local ecosystems and wildlife in accordance with SPE and SPH. The Authority's Historic Environment team have confirmed that there are no likely archaeological implications.

For the reasons outlined above, this application is recommended for approval.

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.