

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0309

**Development description:** use of land for the siting of one shepherds hut for holiday letting purposes with associated access path and parking

**Site address:** Laneside, Glaisdale

**Parish:** Glaisdale

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr Stephen Simpson  
Laneside, Glaisdale, Whitby, YO21 2QX

**Agent:** A L Turner + Associates  
fao: Mr Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	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.
3	RSU000	The Shepherd's Hut hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4	RSU000	The Shepherd's Hut hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Laneside and shall not be leased off from the main dwelling or let off

		except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded 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	MISC00	If the use of the Shepherds Hut hereby approved permanently ceases they shall be removed from the site within 12 months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.
7	MATS00	The external surface of the shepherds hut hereby permitted shall be coloured and thereafter maintained dark grey or black and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
8	LNDS03	No trees, shrubs or hedges along the south eastern boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
9	MISC00	Within 6 months of the date of the development hereby approved being first brought into use a bat box and two bird nesting boxes shall be attached to the mature trees within the site
10	MISC00	Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of

		planning permission by the Local Planning Authority
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**Reason(s) for condition(s)**

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 NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE2 which allows small scale schemes of holiday accommodation.
4	RSU000	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors 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	MISC00	In order to return the land to its former condition and comply with the provisions of NYM Strategic Policy A which seeks to conserve and enhance the landscape of the National Park.
7	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.
8&9	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.

10	MISC00	In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with Strategic Policies A and C and Policy UE2 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
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## Consultation responses

### Parish

No objection

### Highways

### Natural England

No objection

### Environmental Health

No objections

### Third party responses

None

### Publicity expiry

Site notice expiry date – 27 May 2022

Existing corrugated tin shed





Tin shed in the context of domestic garage and garden boundary



View from the lane towards the garden of Laneside



The main house at Laneside and associated parking. Proposed shepherds hut would be to right of timber garage



## Background

Laneside comprises a much altered and extended property which operates as a guest house, located over 200m to the North West of the main built up part of Glaisdale, in a cluster of 3 outlying dwellings.

These 3 properties are surrounded by open agricultural land and a public footpath runs immediately past the front of the property.

In 2010, planning permission was granted for the construction of a 2-storey extension and 2 single storey extensions and change of use to Guest House along with the construction of a timber garage.

Planning permission was refused earlier this year for the change of use of an existing bed and breakfast room within the property and to extend it, to form a holiday letting unit and also the re-cladding of the previous extensions at the rear and side with vertical timber cladding, also creating a parapet wall above the existing rear single storey pitched roof. The decision is currently being considered at Appeal.

This current application seeks permission to replace an existing corrugated metal structure in the side garden of this property with a single shepherds hut which would be clad in black stained vertical timber and a black corrugated sheet roof.

## Main issues

### Local Plan

Policy UE4 only supports proposals for new camping and glamping units such as shepherd's huts within a residential curtilage where the size and layout of the residential curtilage is such that a proposal can be accommodated in a way that does not detract from the character and appearance of the locality and does not cause harm to local amenity.

### Material Considerations

In the proposed location, the shepherd's hut would be largely screened from public view by the house and garage and the stone boundary wall and boundary hedging. It would also be sited some 60 metres or more from neighbouring residential properties. As such the siting of a shepherd's hut is unlikely to detract from the character and appearance of the surrounding area or adversely impact on the residential amenities enjoyed by the occupiers of neighbouring property.

In view of the above, approval is recommended.

### Pre-commencement conditions

None

### Contribution to Management Plan objectives

N/A

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

Approval (No Amendments Required)

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.