

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0218

**Development description:** creation of twin-trod track

**Site address:** land off Low Wood Lane, north east of Wind Hill Farm, Glaisdale

**Parish:** Glaisdale

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr Glenn Mortimer  
New House Farm, Whitby, YO21 2QA

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text									
1	TIME01	Standard Three Year Commencement Date  The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  The development hereby permitted shall not be carried out other than in strict accordance with the following documents:  <table border="0"> <tr> <td>Document Description</td> <td>Document No.</td> <td>Date Received</td> </tr> <tr> <td>Location Plan</td> <td>N/A</td> <td>16 May 2022</td> </tr> <tr> <td>Email detailing surface material and finish</td> <td>N/A</td> <td>24 May 2022</td> </tr> </table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location Plan	N/A	16 May 2022	Email detailing surface material and finish	N/A	24 May 2022
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Location Plan	N/A	16 May 2022									
Email detailing surface material and finish	N/A	24 May 2022									

### 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.
1	PLAN00	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.

### Informative(s)

Informative number	Informative code	Informative text
1	INFO0	You are advised to ensure that any gates adjacent to the existing highway are constructed and installed such that they do not open over any part of the public highway. Any future replacement gates should also comply with this.
2	HWAYINF12A	Public Rights of Way  The existing Public Right(s) of Way on the site must be protected and

		<p>kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.</p> <p>Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8 727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.</p>
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## **Consultation responses**

### **Parish**

No objection – 17 June 2022

### **Highways**

No objection with informative – 6 June 2022

### **Publicity expiry**

Advertisement/site notice expiry date: 22 June 2022



**This photo shows the location of the proposed twin trod track.**

## **Background**

The development site is a field off Low Wood Lane, north of Wind Hill Farm in the open countryside of Glaisdale.

Currently running along the southern boundary of the field is an informal track and public footpath. There are no buildings or other development within this field. This application seeks planning permission for the creation of a formal twin trod track to help walkers through an improved surface and also aid vehicular access to the farm's re-sited manure heap, preventing poaching of nearby grassland. The track will run for approximately 100 metres from the farm gate at a minimum width of 2.4 metres. There is an existing access point to the field from which the proposed track will run.

## **Main issues**

### **Local Plan Policies**

Strategic Policy C relates to the quality and design of development within the National Park. The policy 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 BL6 relates specifically to proposed tracks. The policy states that Proposals to install, alter or extend tracks will only be permitted where the scale and alignment of the track and the proposed materials will not have an adverse impact on the landscape and special qualities of the National Park. There must also be compelling evidence of a need for the track to directly support an established agricultural or forestry use and the scale and nature of the development is commensurate with that need. It must be demonstrated that no existing roads or tracks are suitable and that alternative arrangements cannot be made to meet the identified need for the track and that there will not be an unacceptable impact on any known historic or archaeological features. The works will not adversely affect ecological assets, including impacts arising from habitat loss, drainage or disturbance. Appropriate design, construction methods and materials are used to reduce the visual impact of the track on the wider landscape.

## **Discussion**

The development site is within the open countryside and therefore the introduction of a formal track has the potential to have a detrimental impact on the character of the surrounding area. New or altered tracks across this landscape can be readily visible from public vantage points and can appear as a scar on the landscape for many years. Nevertheless, there may be circumstances where a new track or the alteration, improvement or extension of an existing track would bring significant land management benefits. In such cases the Authority will support proposals which are sensitively designed and help to maintain the distinctive quality of the National Park's landscape, biodiversity and natural environment.

In this instance the track will improve an existing public right of way, as well as improving vehicular access to the farm's re-sited manure heap, preventing poaching of nearby grassland. The track will be approximately 100 metres from the farm gate at a minimum width of 2.4 metres along the southern boundary of the field. The proposed track sits tight to the boundary of the field, which is planted with mixed hedgerows and trees to aid in visual screening and will be constructed of appropriate materials that will blend nicely into the landscape.

It is not considered that the proposed development will be harmful to the character of the surrounding area or local habitats and as such the application is recommended for approval.

## **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.