

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0461

Development description: erection of polytunnel for horticultural purposes and creation of wetland area with four ponds

Site address: Land adjacent to Tall Trees, Hay Lane, Scalby

Parish: Newby and Scalby

Case officer: Mr A Muir

Applicant: Mr and Mrs R Tildsley
Tree Top Press, Hillcrest, Suffield, Scarborough, YO13 0BJ

Agent: Mick Paxton Architects Ltd
Studio 302, Woodend Creative Centre, The Crescent , Scarborough, YO11 2PW

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME00	The development hereby permitted shall be for a limited period being the period of 2 years from the date of this decision. The development hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2024 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.
2	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME00	In order that the Local Planning Authority can 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.
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.

Consultation responses

Parish

Concern over the labelling of plans with “proposed learning centre classroom...” The “...learning centre classroom...” element has now been removed from the plans.

Third party responses

None received

Publicity expiry

Site notice expiry date 15 August 2022



View of proposed development locations from southern boundary and top of site



View northeast towards location of proposed poly tunnel to northern side of existing polytunnel



View north towards the proposed wetlands and ponds development in the field

Background

This application relates to 2 ½ acre piece of land on Hay Lane, located between two residential properties. The run of residential properties along Hay Lane are set down from the road, and several of them have outbuildings at the bottom of the hill, to the rear of the residential properties.

Planning permission was granted conditionally in 2019 for alterations to the access and for the erection of two polytunnels for horticultural purposes (part retrospective).

Planning permission is sought for the siting of one polytunnel next to the lower existing polytunnel and for the construction of a wetland area with four ponds towards the north-eastern corner of the field.

The polytunnel and wetland area are to be used in association with an organic vegetable and cider business operated (with planning permission) from a dwelling in Suffield, at the top of Hay Lane.

Main issues

Local Plan

The relevant NYM Local Development Framework policies to consider with this application are Strategic Policy A (Achieving National Park Purposes and Sustainable development) and Policy BL5 (Agricultural Development).

Strategic Policy A seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of residents and supports the character of a settlement.

Policy BL5 of the Local Development Plan seeks to permit proposals for new agricultural buildings and structures or extensions to existing buildings where there is a functional need for the building, the building is designed for the purposes of horticulture (agriculture), the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

The proposed polytunnel and wetland developments, whilst remote from the host business, are more visible in the wider landscape than the existing poly tunnels on the site and potentially more visually intrusive in the immediate or wider landscape, or from neighbouring properties. However, due to the significant change in ground levels and the existing boundary treatment and planting, views from the roadside are limited. The polytunnel and wetland developments are intended to serve an existing horticultural business and are of an appropriate scale, in relation to the outbuildings in adjacent

properties. The proposed wetland development will potentially provide some benefit in terms of additional habitat and increase the biodiversity within the locality.

Whilst there are expected to be benefits from this proposed development, to assess these in the longer-term and also the impacts of this extension to the horticultural enterprise, it is considered necessary to keep this development under review.

Therefore, a temporary permission for a period of two years is considered appropriate and a time-limited condition has been applied. The condition requires the removal of the development from the land and this ensures that longer term harm would not arise in the event that the development is not successful. Should this proposal succeed and deliver the intended horticultural and biodiversity outcomes then a further application for a permanent grant of planning permission can be applied for.

There have been no adverse comments received in connection with the application however, the Parish did comment on an error on the plans in terms of its title including a proposed learning centre classroom. This has now been removed from the plans. Therefore, in view of the above, approval is recommended.

Pre-commencement conditions

N/A

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 19 which seeks to maintain a strong and viable farming.

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.