

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0681

Development description: use of land for the siting of two shepherds hut for holiday letting purposes (retrospective)

Site address: Wykeham Grange Farm, North Moor Road, Wykeham

Parish: Wykeham

Case officer: Mrs Hilary Saunders

Applicant: Mr James Cooper

Wykeham Grange Farm, North Moor Road, Wykeham, Scarborough, North Yorkshire, YO13 9QG

Agent: AS Architectural Services

15 Eastfield Link Centre, Link Walk, Eastfield, Scarborough, North Yorkshire, YO11 3LR

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
2	UOR12	The shepherds huts 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.
3	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in

		accordance with the details so approved and shall be maintained in that condition in perpetuity.
4	MISC00	If the use of the Shepherd Huts hereby approved has ceased for a period of more than 18 months, they shall be removed from the woodland within six months of the cessation and the woodland shall, as far as practical, be restored to its condition before development took place.
5	PD09	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 licence shall be permitted without the granting of planning permission by the Local Planning Authority.
6	MISC00	Within three months of the date of this permission, details of the capacity of the existing septic tank shall be submitted to the Local Planning Authority to ensure that it can support the development, and where it drains, to ensure that it is not discharging to a watercourse. Septic tanks can only discharge to the ground via a drainage field, discharge to a watercourse is not permitted anymore, but some old units still do shall be submitted to and approved by the Local Planning Authority.

Informative

The applicant is advised to contact Environmental Health at Scarborough Borough Council in order to obtain the relevant site licence.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN PL01	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.
2	RSN UOR12	The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling in accordance with Policy

		UE4 of the North York Moors Local Plan.
3	RSN AC02	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
4	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
5	PD03	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.
6	DR01	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.

Consultation responses

Parish

No comments received

Highways

No objections

Environmental Health

I have no objections in principle to the granting of consent on caravan site licensing grounds, however, the applicant should be made aware of the need to obtain a caravan site licence for the site.

Third party responses

None received

Publicity expiry

Site notice expiry date – 31 December 2022

Views down to site from road, shepherds' huts beyond the trees



Applicants photo of the huts



Background

Wykeham Grange is located to the north of Wykeham village, not far from the small settlement of North Moor. The site comprises a farmhouse and a number of agricultural buildings ranging from traditional stone under pantile to modern profile sheeting. The site is screened to the north-west by a tree belt with further mature trees dotted about the site. The unit is on slightly lower ground but is still visible in short views from the road and bridleway and some views from higher ground are likely at long distances.

The farm is accessed from the main A170 via a mainly single track (with passing places) surfaced road, approximately 3km in length. The junction with the main road is close to the Downe Arms Public House which restricts visibility to the west.

There is an existing small scale caravan site here and holiday accommodation.

This application seeks full planning permission (retrospectively) for the use of land for the siting of 2 shepherds huts to be used for holiday letting purposes.

Main issues

Local Plan

The most relevant policies of the Local Plan in the determination of this application are Policy EV4 (Dark Night Skies) and Policy UE2 (Camping, Glamping, Caravans and Cabins).

Policy ENV4 seeks to maintain and enhance the darkness of the night skies above the National Park and expects all development proposals to minimise light spillage through good design and lighting management. In Open Countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority.

Policy UE2 supports proposals for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) in the open countryside where the site is screened by existing topography, buildings or adequate well-established vegetation (which is within the applicant's control and where arrangements for its long-term maintenance can be demonstrated) so as to respect the sensitivity of the local landscape. It also requires proposals to avoid extensive alterations to ground levels so that the accommodation can be removed without harm to the landscape, to not lead to unacceptable harm in terms of noise and activity; to not detract from the character, tranquillity, or visual attractiveness of the area, and to be of a high standard of design.

Material Considerations

This proposal is for a small-scale development of 2 no. shepherds huts which are already in place and located adjacent existing buildings and on an existing small scale caravan site all located at a lower level than the access road above and behind tree and hedge screening.

The huts meet the requirements of Policy UE2 in that they are not visually intrusive in the immediate or wider landscape and would be managed onsite by an existing business. Furthermore, the development is small scale and can be easily removed if no longer needed and the land restored without harm to the landscape of the National Park.

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.