

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0493

Development description: removal of two caravans and change of use of land to form all weather manege for hobby equestrian use

Site address: Westfield Farm, Station Lane, Cloughton

Parish: Cloughton

Case officer: Hilary Saunders

Applicant: Mrs Sylvia Mary Terry

Stoupe Brow Cottage Farm, Stoupe Bank, Ravenscar, Scarborough, North Yorkshire, YO13 0NQ

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	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.
3	UOR18	There shall be no commercial use of the manege hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Westfield Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4	AC19	No external lighting shall be installed in the development

Document title

		hereby permitted.
5	MC00	No jumps or other structures used in connection with the ménage hereby approved shall be permanently erected within the area edged blue on the approved plans without the prior approval in writing of the local planning authority. Any such structures shall only be in place whilst in use.
6	LD04	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
7	MC00	Within 6 months of the development hereby approved being commenced, the static caravan shown on the approved plans, shall be removed from the site and the land restored back to grass.
8	LD27	The riding arena hereby permitted shall be surfaced with dark coloured material and shall be maintained in that condition in perpetuity.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	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.
3	RSN UOR14	In order to comply with Policy CO20 of the North York Moors Local Plan which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to Strategic Policy

		A of the Local Plan.
4	RSN AC01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
5	RSN MISC00	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.
6	RSN LD01	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
7	RSN MHC-09	To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
8	RSN LD03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Consultation responses

Parish

No objections but conditions are requested on any consent to ensure compliance with the Dark Skies policies and also to restrict use to private use only.

Environmental Health

No objections

Third party responses

None received.

Publicity expiry

Advertisement/site notice expiry date – 12 September 2023

View of Westfield Farm from bottom lane – arena to be just to right of static caravan – to be removed.



Background

Westfield Farm is located on the south side of Station Lane, on the eastern fringes of Cloughton, within the open countryside.

To the rear of the house is a substantial garden which turns into a paddock.

This application seeks full planning permission to construct an all-weather riding arena within this field and also planning gain to remove a static caravan from the site.

The arena would be for private use only and no external lighting is proposed.

Main issues

Local Plan

The relevant NYM Local Plan Policy to this application is CO20 (Equestrian Development for Private Use). CO20 requires equestrian related development (including outdoor arenas) to respect the landscape character to avoid unacceptable harm; development to be closely associated with existing built development; the scale to be appropriate to the setting; and not to have an adverse impact upon neighbouring amenities.

Material Considerations

The main issues to consider are whether the proposed manège would be acceptable in landscape terms and whether it is likely to result in any adverse impact upon the residential amenities of neighbouring occupiers.

The proposed development will be seen in the context of existing residential development and would have minimal landscape impact. Furthermore, it would not be visible in the wider landscape, and is not looked down upon from higher ground. In addition there would be a landscape enhancement through the removal of the static caravan.

Landscaping works are proposed which would result in approximately an 10% Bio-diversity Net Gain.

The development is for private use and no external lighting is proposed.

No objections have been submitted in response to the consultation exercise.

Conclusion

In view of the above, it is recommended that conditions are imposed to ensure private use only and there will be no external lighting (which will help protect the dark night skies; one of the National Park's special qualities).

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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.