

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

NYMNP

14/12/2023

## PLANNING STATEMENT

Land South of St Margarets Church, Aislaby  
Ms Birch

December 2023

Prepared by  
Dean Street Arch, 22 Dean Street, Newcastle, NE1 1PG

**CONTENTS**

1 INTRODUCTION ..... 1

2 SITE AND SURROUNDINGS..... 2

3 PLANNING BACKGROUND..... 2

4 PROPOSED DEVELOPMENT ..... 3

5 PLANNING POLICY ..... 4

6 PLANNING ASSESSMENT ..... 5

7 CONCLUSION ..... 7

## INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Ms J Birch (the 'Applicant') to submit a full planning application for the erection of a mixed use agricultural and stable building on land south of St Margarets Church, Aislaby.
- 1.2 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations.
- 1.3 In addition to this statement, the application also comprises the following;
  - Site Location Plan
  - Proposed Floor Plans and Elevations
  - Proposed Photomerge

## SITE AND SURROUNDINGS

- 2.1 The application site ('the Site') is located the south of the settlement of Aislaby, which is characterised by linear residential development.
- 2.2 The site is detailed on the submitted Location Plan.
- 2.3 The site forms part of the wider land agricultural field which comprises approximately 2.59ha of land. The application site is bound by:
  - Agricultural land to the north with residential properties beyond;
  - Vegetation and agricultural land to the south and west; and
  - Residential properties to the south; and
  - A bridleway to the east, with agricultural land beyond.
- 2.4 The site is located within the North York Moors National Park.
- 2.5 The site is located approximately 125m from the conservation area and St Margarets Church which is a Grade II Listed Building.
- 2.6 The land is not within an area at risk of flooding as identified on the Environment Agency Flood Risk Map for Planning.

## PLANNING BACKGROUND

- 3.1 Planning permission was refused in June 2023 for construction of a stable building for equestrian and livestock purposes, under application reference NYM/2023/0204. The accompanying decision notice confirms the reason for refusal as:

*The proposed stable building would be sited in an isolated and prominent position within a field that lacks sufficient screening and as such, the development would result in unacceptable harm to the local landscape character and special qualities of the National Park, contrary to Policy CO20 of the Authority's adopted policies, as set out within the Local Plan.*

## **PROPOSED DEVELOPMENT**

- 4.1 This application is in full and includes all necessary supporting information.
- 4.2 The proposed development is for the erection of a mixed use agricultural and stable building in support of the land holding.
- 4.3 The proposed L Shaped is located towards the southern part of the applicants land holding and measures 20.4m x 9.28m at its widest points, with a height of 2.45m to the eaves.
- 4.4 Access to the site is to remain as existing, located towards the south easter corner of the site and utilising the bridleway which connects onto Aislaby Lane to the north.

## **PLANNING POLICY**

- 5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in July 2018 (The Framework), with further alterations in February 2019, July 2021 and September 2023. The Framework sets out the Government's planning policies for England and how these should be applied.
- 5.3 The Government have confirmed that the Framework is a material planning consideration and should be taken account of when making decisions. It is therefore anticipated that the planning application will be considered against the National Planning Policy Framework (NPPF), with regard being had, where relevant, to the statutory development plan.

### **Statutory Development Plan**

- 5.4 The statutory development plan for the site consists of the North York Moors National Park Authority Local Plan (2020). It is anticipated that the following policies would be considered in the determination of this application:
- Policy A – Achieving National Park Purposes and Sustainable Development
  - Policy B – The Spatial Strategy
  - Policy G – Landscape
  - Policy I – The Historic Environment
  - Policy ENV11 – Historic Settlements and Built Heritage
  - Policy CO20 – Equestrian Development for Private Use

## PLANNING ASSESSMENT

- 6.1 The starting point in determining any planning application should be to consider the principle of development, which may be a singular issue or several taken in combination. The NPPF confirms that development proposals which accord with the development plan should be approved without delay. This also forms part of the presumption in favour of sustainable development, of which the NPPF states where there are no relevant development plan policies, or those which are relevant are out of date granting permission, unless the adverse impacts of doing so would outweigh the benefits. In this instance the Local Plan forms the statutory development plan for the area and as such due consideration must be afforded to the policies contained within the plan, with reference to the NPPF where appropriate.
- 6.2 In this instance it is considered Policy C020 is of relevance providing guidance on the circumstances with which private equestrian related development can be considered acceptable. The supporting text of Policy C020 advises that *horse related development needs to be managed with care as it can be harmful to the appearance of the landscape*. Policy C020 therefore identifies the following criteria for assessing private horse related developments which will be addressed in turn below:

1. *There is no unacceptable impact on the local landscape character or the special qualities of the National Park;*

The North York Moors Management plan identifies that the special qualities of the national park are: a range of contrasting landscapes, with extensive views; a diverse mix of upland, lowland and coastal habitats; a place with strong visible links to its cultural heritage; a variety of distinctive places and communities; a sense of remoteness and dark skies; and a source of physical, mental and spiritual wellbeing. The proposed development is not considered to impact the special qualities of the national park. In this instance the applicant is seeking permission for a building with a footprint of approximately 118sqm and as such the building is relatively small scale and largely reflective of the surrounding landscape. In support of this application a proposed photomerge is submitted to illustrate the visual impact of the development taken from a central point in the field. As can be seen from the photomerge the development can be viewed from this distance (50m), however it is viewed with the backdrop of the vegetation to the south. In addition the views from any properties to the north will be further limited given the topography of the land and distance to the site. It is therefore considered that the development accords with criterion 1 of Policy C020.

2. *Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape;*

The applicants landholding is identified on the submitted location plan, and illustrates there are no existing buildings which could be used to accommodate their horses, livestock or equipment storage. It is inevitable that any form of development is likely to be visible on site however the applicant has sought to address concerns by limiting the size of the proposed building as much as possible and by ensuring the building is located on the least visible part of the site.

3. *The scale of any new structure is appropriate to their setting and the design reflects the principles outlined in the Authorities Design Guide;*

The LPAs Design Guide outlines the principles within which new buildings should be considered. The overarching principles and aims of the National Park are to ensure preservation of the landscape, whilst enabling development to ensure the needs of residents and businesses are met. It is advised that the scale, height, massing, proportion, form, size, materials and design are compatible with the surrounding area.

The proposed building comprises a small scale footprint of around 118sqm and is located at a low point of the site to reduce visibility from the surrounding landscape. In addition it is proposed that timber is to be used in its construction which will weather over time further ensuring the development assimilates into the surrounding landscape. Whilst management of small scale equestrian development must be managed it is considered the development and surrounding context is characteristic of rural North Yorkshire. The applicant considers the development can be considered appropriate with regards to its setting and design.

*4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact;*

The application site is located over 100m from any residential property and it is not considered any adverse noise or amenity impacts would arise as a result.

*5. Lighting is discreet in order to minimise light pollution; and*

No constant lighting is proposed as part of the development. It is considered low level lighting will be installed within the building, but will only be in use whilst the applicant is on site.

*6. There is adequate space for parking and access for horse related vehicle activities and the development will not prejudice road safety in the locality.*

The application site benefits from an existing field access onto a bridleway to the east which connects to the adopted highway to the north. It is considered sufficient land is available within the applicants ownership to accommodate parking and vehicle turning. Given the small scale nature of the development it is not considered it would be prejudicial to road safety. It should also be noted that the highways officer was consulted on the previously refused application raising no objection.

- 6.3 In light of the above information it is considered that the proposed development can be considered acceptable and in accordance with Policy C020. Notwithstanding this information the proposal is for a mixed use agricultural and equestrian related development. The agricultural element of the proposal relates to the keeping of livestock for grazing on the land, and the holdings general upkeep which requires the storage of equipment, feed, machinery etc. It is however considered that the principle of development largely hinges on whether the landscape impact of the development can be considered acceptable, however the applicant considers the submitted information is sufficient to demonstrate compliance with the Local Plan and the LPAs design principles.

### **Other Considerations**

- 6.4 Previous concerns have been raised by residents over the potential for further development being required on site. Whilst each application should be determined on its own merits the applicant wishes to confirm that the building as proposed and is of a sufficient scale for the holding. At present and if the development is approved there is no intention to request a further extension to the building.



## CONCLUSION

- 7.1 The planning application documentation demonstrates that the proposed development is an acceptable form of development and is in accordance with the development plan.
- 7.2 The proposals will enable the provision of an agricultural and stable building in support of the applicants land holding, which in turn will enable effective management of the land. It is considered the application demonstrates that the proposal will not have an adverse impact on the landscape or special qualities of the National Park. For the reasons identified it is considered that the proposed development can be considered acceptable and in accordance with relevant planning policy.





- Notes:
1. This drawing is subject to copyright laws and the use of this drawing is licensed by GFW for use on this project only.
  2. In the event of any discrepancies being found these are to be brought to the attention of GFW architectural team.
  3. This drawing is to be used solely for the information titled.
  4. Construction staff and operatives must ensure the main contractor has provided accurate information on all H&S aspects relating to the designs identified on the drawing, including review of designs / contractors risk assessments, method statements, permits to work and pre construction information.
  5. The proposed layouts are subject to the following, although not exhaustive:
    - Structural and Drainage Engineers requirements.
    - Mechanical and Electrical Engineers requirements.
    - Planning, Listed Building and Building Control approvals as appropriate.
  6. Use only written dimensions for constructional purposes. Any discrepancies to be reported to the architect / project manager prior to commencement of works.
  7. Where proposed layouts are based on third party survey information. The accuracy is not underwritten by GFW.

PHOTO LOCATION  
NTS



Notes  
Photomerge based upon site photography, as alignment and proposed stable drawings.

Date	Rev	Description	Drwn/Chkd

Information

Client  
**Ms J Birch**

Project  
**Proposed Stable Building, Aislaby**

Drawing Title  
**Proposed Photomerge**

Date	Drwn/Chkd	Scale
DEC 2023	AP/HW	NTS

**GEORGE F. WHITE**  
PLANNING ARCHITECTURE DEVELOPMENT  
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Project Number	Dwg No.	Revision
0004951	1190	-