

**From:**  
**To:** [Planning](#)  
**Subject:** Reference: NYM/2023/0857.  
**Date:** 14 February 2024 15:14:58

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Subject: NYM/2023/0857, Land south of St Margarets Church, Aislaby

Hello

We thank you for consulting the Ramblers Association - Cleveland Group in this proposal.

We have no objections to this application.

We ask that the adjacent public right of way is kept open/an alternative route is available whilst the works are carried out.

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

85 Farndale Drive, Guisborough, Redcar & Cleveland, TS14 8JX, UK

MIStructE

Ramblers, Cleveland group - Footpath Officer

“The Ramblers’ Association is a company limited by guarantee, registered in England and Wales. Company registration number: 4458492. Registered Charity in England and Wales number: 1093577, registered charity in Scotland: number: SC039799.

**From:**

**To:**

**Subject:** Comments on NYM/2023/0857 - Case Officer Miss Megan O'Mara - Received from Miss Amber Birch at 32 Cliff Road, Staithes, United Kingdom, TS13 5AE

**Date:** 07 February 2024 18:34:59

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The proposed building is to provide shelter for the much loved livestock within the field. I have witnessed for myself the positive impact this has had on the village, with visitors regularly visiting these animals. I recently spoke to a family who stated that 'they come here regularly to look for the animals.' I asked them about their view on the proposed application and they stated it 'was much needed' this is something I completely agree with. In the interests of the animals well-being it is essential that they have some form of shelter to continue to keep well and continue to bring enjoyment to the residents and visitors of Aislaby.

As the North Yorkshire Council Highways stated in their consultation, they have no objections to the access to the field. The bridleway provides access to all of the fields south of the church. There are numerous large agricultural vehicles accessing this bridleway daily and I have seen tractors going up and down on a regular basis. As the land is for personal use there will be no increased traffic and I am sure that by having shelter and storage this would reduce the owners need to transport necessities to the land.

As there are no existing buildings on the land, it is impossible for the owner to utilise these. There are however a number of dwellings and a church at the top of the field. The plan for the building to be placed at the bottom of the field, where there is a dip in the land ensures that the views are not spoilt for those neighbouring houses and church. The natural dip also means that it reduces the amount of the building seen by the users of the bridleway, church and neighbouring residents. The natural screening of the hedgerows hides the majority of it and after speaking to the owner, she wants to plant additional hedgerow to further conceal the building. The owner has also maintained the existing hedgerows by contracting a specialist to cut back the neglected trees to ensure they have right provisions to grow. The owner has shown nothing but consideration for the environment and aims to continue to improve the land appropriately by adding the shelter.

The building itself is relatively small considering the size of the land and its compact design means that it preserves the open space of the field. The shelter I believe is constructed of timber allowing it to weather over time and is a low impact construction method. There are numerous examples of timber buildings throughout the surrounding villages and across the National Park which do not hinder any view or cause an eye sore to the countryside, just like this one doesn't. The building is a considerable distance away from the neighbouring houses and there will be no disturbance to these residents caused by odour, noise or lighting. I believe the owner has no plans to add any lighting to the building and has a plan for the removal of animal waste.

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 well-being and I believe that none of these are compromised and are only supported by this development. I do not believe that there is any negative impact to the landscape and this is why I strongly support this application.

Comments made by Miss Amber Birch of 32 Cliff Road, Staithes, United Kingdom, TS13 5AE

Preferred Method of Contact is Email

Comment Type is Support with comments

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0857 - Case Officer Miss Megan O'Mara - Received from Mrs Hilary Birch at 23 The Avenue, Whitby, YO21 3NH  
**Date:** 07 February 2024 18:56:22

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As someone who grew up in Aislaby it is lovely to see such an array of livestock occupying the field. As I am sure you are aware on the grounds of welfare and for the wellbeing of the animals it is essential that they have some form of shelter without it being detrimental to the surroundings. From carefully studying the plans it is obvious that they are of a sympathetic design, with the size of them being small for the size of the land it will be situated in. They are to be constructed using wood, which is not only sustainable but also a temporary material that will weather over time. As you travel around various parts of the North York Moors there are a number of examples of timber buildings that house livestock. This design ensures that it is not 'out of place' and the majority of it is barely visible. The building will not have any negative impact on the countryside and will only add to its charm and is definitely not detrimental to the landscape. The owner clearly wants to develop the land in a positive way and with a rising number of housing developments within the local area, it is a pleasure to see that the applicant is protecting and safeguarding this land from any such development that would spoil the beautiful countryside that surround us. I am sure that residents would rather see a modest shelter being built on the land than numerous houses. It is for all of these reasons that I strongly support this application.

Comments made by Mrs Hilary Birch of 23 The Avenue, Whitby, YO21 3NH

Preferred Method of Contact is Post

Comment Type is Support

**From:**  
**To:**  
**Subject:** NYM/2023/0857  
**Date:** 07 February 2024 09:17:42

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Hi Megan

NYM/2023/0857

I wish to raise concerns regarding the proposed access to the above development.

- Vehicular access along the bridleway would be illegal without lawful authority. Does the application own the land or have private rights across it?
- Regular vehicular access is likely to have an impact on the surface of the bridleway and the verges (pulling in to let others pass and parking)
- Regular vehicular access will also increase traffic on a narrow enclosed public lane that is predominantly used for quiet, off-road recreation by pedestrians, cyclists and horse riders.
- No parking provision is available off the lane so cars will park on the lane, illegally encroaching on the width and cause a nuisance or obstruction

Thank you  
Naomi

**Naomi Green**  
**Area Manager (North)**

North York Moors National Park Authority  
Danby Lodge National Park Centre, Danby,  
Whitby, North Yorkshire, YO21 2NB

**From:** CATO

**Sent:** Friday, January 26, 2024 10:45 AM

**To:** Gerard Lyth

**Cc:** Megan O'Mara

**Subject:** RE: Response To Application Number NYM23/0857 at Land south of St Margarets Church, Aislaby

Good Morning Ged/Megan

**Public Bridleway No's. 30.1/003/1 & 30.1/008/1 - Aislaby**

The general public do not have a right to drive a vehicle on a Public Bridleway and therefore if the applicant wishes to use it for vehicular access, they should either have their own private vehicular access rights or have the permission of the owner(s) of the lane to drive a vehicle along it.

It may be worth contacting the Rangers at NYMNP as they will have more knowledge about the route. Looking on Google maps, at least some of BW 30.1/003/1 appears to be a track suitable for vehicles.

Kind Regards

Paul Dwyer

Countryside Access Technical Officer

Countryside Access Service



**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2023/0857 Land south of St Margarets Church, Aislaby  
**Date:** 26 January 2024 13:32:14

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Hi Megan,

This development will result in the loss of a small area of semi-natural habitat. I would recommend that reasonable enhancements for biodiversity are included, such as the installation of swallow cups or bat boxes on the new stable building. No external lighting should be installed, unless an wildlife and dark skies friendly lighting condition is included.

Best wishes,

**Zara Hanshaw ACIEEM**  
**Ecologist**  
[\(she/her\)](#)

North York Moors National Park Authority  
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0857 - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 15 January 2024 16:38:29

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#### Holding Comment

The site sits below the Aislaby Conservation Area, directly below St Margarets Church a grade 2 listed building.

Therefore, this application has been assessed in accordance with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 195 and 200, as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The main road running through the Conservation Area sits prominently above the proposal site, there are however very little views of the site from the Conservation Area street-scene.

That said the site can be seen from the Churchyard of St Margarets and so adequate natural planting/screening should be proposed around the site.

There are still concerns about the level of light being emitted from the site and the potential to affect the peaceful nature of the churchyard (especially when it comes to spotlighting).

The supporting statement does not address this by stating 'no constant lighting' and so if this application were to be approved we would ask for a condition for no exterior lighting (only inside the stable boxes and tack rooms as the application suggests) and that mature natural screening is implemented and maintained around the stables.

ALR

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 617265

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2023/0857, Land south of St Margarets Church, Aislaby  
**Date:** 11 January 2024 18:37:26

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Dear Planning

Re: Planning Application NYM/2023/0857 - Application for erection of stable building for equestrian and livestock purposes (revised scheme following refusal of NYM/2023/0204) at Land south of St Margarets Church in Aislaby

The majority view of Aislaby Parish Council is that NYMNPA has already made their decision on this matter and it should not be changed. The revisions seem to be merely a set of opinions, nothing appears to have fundamentally changed therefore, in our opinion, NYMNPA's grounds for refusal still stand, i.e. 'The proposed stable building would be sited in an isolated 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'.

The Parish Council therefore does not support this application and object.

Kind regards

Connie

*Connie Wiggins  
Parish Clerk  
Aislaby Parish Council  
C/O Moorgarth  
The Mill Green Way  
Goathland  
Whitby  
North Yorkshire YO22 5LZ*



# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM23/0857**

**Proposed Development:** erection of stable building for equestrian and livestock purposes  
(revised scheme following refusal of NYM/2023/0204)

**Location:** Land south of St Margarets Church, Aislaby

**Applicant:** Ms J Birch

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/36/154A **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority **Date:** 9 January 2024

**FAO:** Megan O'Mara **Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the applicant and that the applicant has a vehicular right of access along the bridleway to the gate for the delivery of the stable building materials, there are no highway objections to the application.

**Signed:**

***Ged Lyth***

For Corporate Director of Environment

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**