

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0825

Development description: erection of field shelter for horses (retrospective)

Site address: land to the rear of The Forge, High Street, Egton

Parish: Egton

Case officer: Miss Lucy Gibson

Applicant: Mrs Ruth Grayson

The Forge, High Street, Egton, North Yorkshire, YO21 1TZ

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text						
1	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Amended location plan</td><td>N/A</td><td>07 February 2024</td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Amended location plan	N/A	07 February 2024
Document Description	Document/Drawing No.	Date Received						
Amended location plan	N/A	07 February 2024						
2	AC20	<p>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.</p>						
3	UOR18	<p>There shall be no commercial use of the field shelter 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 The Forge and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.</p>						

Condition number	Condition code	Condition text
4	MC00	The field shelter hereby approved shall be relocated in line with the amended location plan, received 07 February 2024, within 6 months of the date of this approval.

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 AC07	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents and to preserve and enhance the National Park's Dark Night Skies, in accordance with Policy ENV4.
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 MC00	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 the development does not impact the local landscape character.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF09	Please note that the footpath/track situated adjacent to the field shelter hereby approved, must be kept free from obstruction and open for use at all times.

Consultation responses

Parish

No response received.

Highways

No response received.

Ramblers Association

No objection

Environmental Health

No objection

Third party responses

S. Freeman of Market Place Cottage, Egton

The building should be moved to the left of the field, in line with the converted barn building as it is on the footpath line and would block our view of the open field.

Mr P. Stentiford of The Witching Post Inn, Egton, Whitby

The shelter causes no harm to views and is not an obstacle while walking through the right of way. I am for the proposal as it makes sense on the positioning too.

Publicity expiry

Advertisement/site notice expiry date: 31 January 2024

This photograph shows the existing field shelter (to the right of the image) and the PRow which crosses the field diagonally.



This shows the rear elevation of the Forge and the converted barn, now holiday let. It also shows the neighbouring property. The photograph has been taken looking towards the west with the application site behind.



Background

This application seeks retrospective planning permission for the erection of a field shelter for horses. The building is currently sited on land to the rear (east) of the Forge, High Street, Egton. The Forge is a Grade II Listed dwelling with a traditional stone under pantile construction and is sited within the Egton Conservation Area. Between the host dwelling and the application site is a courtyard and converted outbuilding to holiday letting unit. A public right of way also crosses the land to the rear of the Forge and continues towards the east.

Main issues

Local Plan

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

Policy CO20 – Equestrian Development for Private Use – seeks to permit development such as stables, outdoor exercise arenas and permanent field shelters only where there is no unacceptable impact on the local landscape character or the special qualities of the National Park; 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 scale of any new structures is appropriate; the development does not harm the amenities of neighbouring occupiers; lighting is discreet in order to minimise light pollution; and there is adequate space for parking and access.

Discussion

The field shelter is a relatively modest timber building with a pitched roof and open to the front elevation.

Following some negotiations between the case officer and the applicant, an amended location plan was received which will see that the building is relocated closer to west field boundary, to bring it closer in line with the existing buildings and to mitigate any landscape impact.

As such, it is now considered that the building would not have any detrimental impact on the local landscape character or wider Conservation Area, as it would be closely associated with the existing buildings. It is also considered that the scale of the building is appropriate to the setting, given the mix of existing modest outbuildings within the vicinity. The building would also not obstruct the public right of way.

An objection from the neighbouring property has been received citing that the building would block their view of the open field. Whilst it is understood that the building is sited within the view to the rear of their property, unfortunately right to view is not a material

planning consideration. Further to this, it is considered that the building is an appropriate distance from the neighbouring property, and it does not result in unacceptable impact to their amenity.

Further to this, the building is on the border of the Egton Conservation Area and the Authority's Building Conservation Officer is satisfied that the building does not harm the setting of the host Listed Building or wider Conservation Area.

In view of the above, it is considered that the field shelter for private equestrian use complies with the Authority's adopted policies and as such, approval is recommended.

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

Not applicable.

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 recommended changes to the proposal including the location of the building, so as to deliver sustainable development.