

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0216

Development description: prior notification for creation of track for agricultural purposes under Part 6

Site address: Suffield Hill, Prospect House Farm, Hay Lane, Scalby

Parish: Newby and Scalby

Case officer: Jill Bastow

Applicant: Mr & Mrs Joe & Kimberley Marshall

Prospect House Farm, Hay Lane, Scalby, Scarborough, YO13 0BH, England

Agent: MWCF Ltd

fao: Mr Michael Forster, 15 The Lane, Mickleby, Whitby, TS13 5LU,

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 border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Plan Proposed</td><td>PHF-CT-110 A</td><td>11 June 2024</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Site Plan Proposed	PHF-CT-110 A	11 June 2024
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Site Plan Proposed	PHF-CT-110 A	11 June 2024						
2	LD25	<p>The south boundary of the track hereby approved shall be planted with a species rich native hedge during the first planting season following the construction of the track.</p>						

Informative(s)

Informative number	Informative code	Informative text
1	INF MHi-M	<p>The existing Public Right of Way on the site must be protected and kept clear of any obstruction at all times. If the proposed development will physically affect the Public Right of Way</p>

Informative number	Informative code	Informative text
		temporarily during the period of development works only, an application to the highway Authority for a Temporary Closure Order is required.

Consultation responses

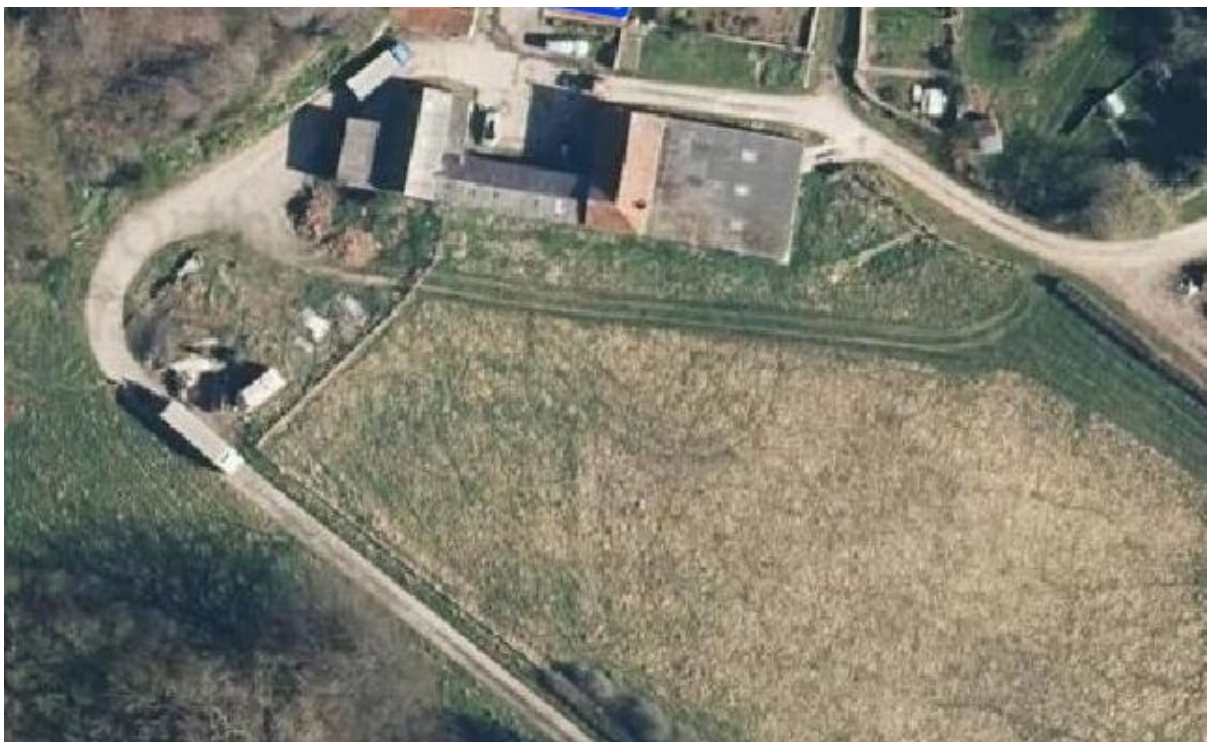
Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 26 April 2024

Aerial view of Prospect House Farm showing the existing grass track along which the new stoned access track will follow



View of where the proposed track will leave/join the existing farm access from the public highway



View showing the route of the proposed track following the contours of the field to the metal field gate on the far side



Background

Prior approval is sought for the construction of a new access track to serve the farm buildings at Prospect House Farm so that farm vehicles and machinery can bypass the original farm yard which passes close to the main farmhouse, a grade II listed building, and the associate curtilage listed outbuildings which benefit from planning permission for conversion into 3 units of holiday letting accommodation. The applicant is concerned that modern farm vehicles are much larger and heavier, and their daily passing of the buildings is damaging the foundations.

The new track will be to the south of the farmhouse complex of buildings, peeling off from the existing long access drive from the public highway where it reaches the parking area for the glamping pods and swinging round to the east following the route of an existing grass track across the field leading directly to the modern farm buildings which lie to the east of the original farmyard. The track will follow the gentle slope of the existing ground and the agent confirms that no cut and fill will be required to level the track. The track will be approx. 60 metres long and 3 metres wide constructed in 50-70mm limestone 200mm deep with 20mm down to dust topping.

The proposal has been amended since originally submitted. The track was to be located further south where significant cut and fill would have been required at the junction of the new track with the existing owing to the steep slope of the land and concern was expressed at the potential adverse landscape impact this would have.

Main issues

In the consideration and determination of prior notification applications, the Authority can only assess the proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology.

There is no objection in principle to the provision of a new access track to the modern farm buildings at Prospect House Farm so that farm machinery can avoid causing further damage to the listed farmhouse and associated outbuildings. The track will follow an existing grass track across the field which is clearly used for the purposes of agriculture within the unit. The track is relatively short in length (60m) and would be 3 metres wide, surfaced in crushed limestone. It will require no cut and fill and will follow the natural gradient of the land. As such it is considered that the siting and design of the track are such that it will be visually appropriate and not unduly prominent in the surrounding landscape.

No concerns have been raised in relation to matters of ecology or archaeology other than the request by the ecologist for planting a species rich hedgerow along the length of the track to compensate for the small loss of some semi-natural habitat.

Therefore, in view of the above, it is considered the development would not have a detrimental impact on the character of the surrounding area, nor will it have negative

ecological or archaeological implications. As such, it is recommended that the application is approved.

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.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting approval in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.