

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No: NYM/2016/0154/AGRP

Proposal: Proposed 2 no. tracks

Location: land opposite Manor House Farm, Eskdaleside, Sleights

Decision Date: 28 April 2016

## Consultations

Site Notice Expiry Date – 12 April 2016.

### Director of Planning's Recommendation

No objection

*M. W.*  
*26th April 2016.*

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**Background**

This is an agricultural notification for 2 no. tracks at land opposite Manor House Farm, Eskdaleside, Sleights.

The track work has come about following the development of the affordable housing site on Eskdaleside, close to Hermitage Way and opposite Manor House Farm. The owner of Manor House Farm parted with the land for housing development and in doing so forfeited his storage compound (hard surface for bales and machinery).

The remainder of the field is still owned by the occupier of the adjacent Manor House Farm and he now proposes to reinstate the storage compound and access tracks on a different part of the field.

Simply fencing off a part of the field to use as a compound for agriculture does not require the benefit of consent however 2 no. new tracks to be installed to get to the compound and the land beyond does, hence the agricultural notification for track work.

It is proposed that access to the field will be shared with occupiers of the housing development and the farmer and this has been made up to highway standards as part of that.

In order to get cattle into the field it is proposed to fence off a cattle run parallel with the gardens of the housing development, a short 12 metre section of track is to the hard surfaced at the east side of the compound to allow access to the east of the SUDS pond.

At the west side of the compound (to be grassed over) a further 40 metre section of track is proposed to gain access to another field.

The tracks individually are 4 metres wide and will be backfilled with stone and left to grass over. Therefore in the interim will look engineered but will soon become dirty and allowed to grass over.

For information, the stone specification for 6F2 is an aggregate of crushed concrete, brick and mortar produced as a by-product of demolition projects known in the building trade as 6F2 Recycled Capping. Sizes range from 75mm down to dust. The term 6F2 Capping applies to a product that varies in size and is mainly used a sub-base for roads and buildings although it has many other uses. The coarse nature of 6F2 Capping makes a good all in one product which when compacted forms a hard wearing surface. 6F2 is ideal as an initial layer of hardcore and is ideal for hard-standings, haul roads, building sub-bases, path, road, highway, driveway, patio sub-bases, piling mats

As referenced above the field access to be used is now upgraded to serve the affordable dwellings on Eskdaleside will also be used by the applicant to access his fields which otherwise would have been land locked.

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**Main Issues**

The applicant is seeking consent to reallocate/reinstate his access to agricultural land albeit in a different location, shifted to the west of where it was previously. The track is to be used for agricultural purposes to access land which would otherwise be land locked and the formation of 2 no. short sections of track is considered appropriate, providing there is no conflict with occupants of the new housing development. There are no other tracks in the field only a storage compound for storage of bales and farm machinery (the farming operation will operate similarly to how it did prior to the development taking place) for which access is required by the applicant only.

The 2 no. tracks will provide a base over which machinery (tractor) can pass and reduce land poaching and erosion. The track used for the purposes of agriculture is unlikely to have an adverse impact on the character of the wider landscape once it has bedded down and grassed over.

In weighing up the request it is considered that whilst there will be some initial landscape impact, given time and use, the 2 no. tracks will give the applicant the access he requires to the land/fields on Eskdaleside. Looking at the site as a whole there has been a dramatic change to the land form and character with the introduction of 8 new properties and overall land configuration has effectively changed. This means the 2 no. tracks, like the properties, will assimilate onto the site and be consumed in the overall development and will have minimal landscape impact. It is not likely that Officers could warrant raising an objection given the circumstances behind the request for the development.