

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2018/0459/FL

Proposal: variation of condition 3 of planning approval NYM/2018/0160/FL to allow an increase in the number of horses from 4 to 5

Location: Land at Willow Wood Way, Stainsacre

Decision Date: 05 September 2018

Extended to:

Consultations

Parish -

Highways -

Site Notice Expiry Date – 14 August 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	RSUO00	There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
3.	RSUO00	No more than five horses shall be kept at any one time on the land or within the stable and field shelter to which this permission relates.
4.	GACS07	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 installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5.	GACS00	No burning of manure or stable sweepings shall take place anywhere on the site and the method of storage and disposal of any such waste from the stable and land shall accord with the details approved under the discharge of condition application no. NYM/2014/0810/CVC, unless otherwise agreed with the Local Planning Authority.
6.	MATS00	The external timber cladding of the building hereby approved shall be coloured and maintained dark brown in perpetuity unless otherwise agreed in writing with the Local Planning Authority
7.	MATS00	The external surface of the roof of the building hereby permitted shall be coloured and maintained dark grey or dark brown in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
8.	HWAY00	The areas shown on drawing number 8286/01/D for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Signature: A. Muir

Date: 04/09/18

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Reason for Condition(s)

1.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2&3	RSU00	In order to comply with NYM Development Policy 19 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 NYM Core Policy A.
4&5	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8.	HWAY15	In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

Background

The land to which this application relates comprises a parcel of land of approximately 2.3 ha (5.68 acres) in area, located at the end of Scaper Lane and accessed from the housing development known as Willow Wood Way, which is a narrow residential cul-de-sac.

When this housing scheme was approved, vehicular access to the field was retained at this point, for agricultural access. The field was subsequently sold off as an individual parcel, separate from the farm holding it was previously part of.

The field has planning permission to be used to keep up to 4 horses and a stable building and has recently changed ownership.

The new owns seek permission to increase the numbers of horses allowed to be kept on the land to 5 because 2 of their 4 horses are near retirement and show signs of arthritis, consequently a further horse was purchased. The applicants have also stated that the land is large enough to cater for 45 horses and that the local farmer had to cut the grass this year as there was too much.

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Main Issues

Core Policy A of the Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

The issue to consider in this instance is whether the increase in horses from 4 to 5 would over graze the land, having a detrimental impact on the landscape character of the area, and whether or not it would result in an unacceptable increase in activity levels or vehicular traffic, resulting in an unacceptable impact on the amenities of the occupiers of properties on Willow Wood Way.

It is not considered that the increase in horses kept on the land, owned by the applicant, would result in an increase in additional movements or activity levels on the site and would not result in a significant increase in grazing or have a detrimental impact on neighbouring amenities.

Consequently, in view of the above, approval is recommended

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature: A. Muir	Date: 04/09/18
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