

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0635/FL

Proposal: erection of stable/store building and change of use of land to form manege for hobby use

Location: Hagg House Farm, Sneaton Lane, Ruswarp

Decision Date: 27 November 2018

Extended to: 21 December 2018

Consultations

Parish – No objections

Environmental Health Officer –

Forestry Commission – Advised to refer to standing advise

Site Notice Expiry Date – 14 November 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. | | | | | | | | | | | | | | | | | | |
|-----------------------------|-----------------------|---|----------------------|--------------|---------------|---------------|-----------------------|-----------------|--------------------|-----------------------|-----------------|-----------------------------|-----------------------|-----------------|-----------------------|-----------------------|-------------------|-----------------------------|-----------------------|-------------------|
| 2. | PLAN01 | <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Location</td><td>Job No.498 Sheet No.1</td><td>3 December 2018</td></tr><tr><td>Proposed Site Plan</td><td>Job No.498 Sheet No.2</td><td>3 December 2018</td></tr><tr><td>Typical horse arena section</td><td>Job No.498 Sheet No.3</td><td>3 December 2018</td></tr><tr><td>Stable and Store Plan</td><td>Job No.498 Sheet No.4</td><td>21 September 2018</td></tr><tr><td>Stable and store elevations</td><td>Job No.498 Sheet No.5</td><td>21 September 2018</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p> | Document Description | Document No. | Date Received | Site Location | Job No.498 Sheet No.1 | 3 December 2018 | Proposed Site Plan | Job No.498 Sheet No.2 | 3 December 2018 | Typical horse arena section | Job No.498 Sheet No.3 | 3 December 2018 | Stable and Store Plan | Job No.498 Sheet No.4 | 21 September 2018 | Stable and store elevations | Job No.498 Sheet No.5 | 21 September 2018 |
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| Proposed Site Plan | Job No.498 Sheet No.2 | 3 December 2018 | | | | | | | | | | | | | | | | | | |
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| Stable and store elevations | Job No.498 Sheet No.5 | 21 September 2018 | | | | | | | | | | | | | | | | | | |
| 3. | RSUO00 | There shall be no commercial use of the stables and arena hereby permitted and they shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Hagg House Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority. | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | |

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Informative

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| 1. | Please note that the footpath/track situated to the north of the arena hereby approved must be kept free from obstruction and open for use at all times before, during and after any works. |
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Reason for Condition(s)

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| 1. | RSN TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | RSN 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. |
| 3. | RSN RSUO14 | In order to comply with NYM Development Policy 19 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 NYM Core Policy A. |
| 4. | RSN 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. |

**Background**

This application is for creation of a stable/store building and the creation of a manege for hobby use at Hagg House Farm, Ruswarp.

Hagg House Farm lies to the south west of Ruswarp and is accessed from the B1416 via a long private access track. The steading comprises the farm house, the farm buildings which are situated approximately 20 metres to the west and then further to the west is an annexe which has been created by converting a traditional building.

This application is for the construction of an L shaped stable block within a clearing in a shelter belt to the East of the house and the construction of an arena on the agricultural field to the south of the existing farm buildings.

A public footpath runs east/west through the site, however this has been taken into account in the location of the proposed arena and therefore is unaffected by the proposal.

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Main Issues

Development Policy 19 of the LDF states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling. New buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage

In this instance the application property is a farmsteading. The applicant has originally proposed the siting of the arena close to the proposed stable block in the field to the east however this was considered to have too much of an adverse impact on the landscape when viewed from across the valley. Amendments have therefore been sought to revise this location. As amended the arena is now proposed to the south of the existing farm buildings adjacent to the public footpath. In this location the ground is already a lot flatter and hidden from long distance view to the north by the existing farm buildings. The land to the south rises up and therefore this area is hard to see from any public vantage points and therefore in this location the proposal is considered to be of an appropriate scale and well related to existing buildings.

Both the proposed stable and arena are considered to be located as part of an existing farmstead and when viewed in the wider landscape and are not located in a position where they are highly visible from any main roads. The proposed use is relatively low key in scale in relation to existing farm use of the site and no neighbours will be affected by the proposal therefore the proposal is considered to accord with the requirements of DP19 of the NYM Local Development Framework.

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 to reduce the landscape impact, so as to deliver sustainable development.