

North York Moors National Park Authority

Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No: NYM/2017/0321/FL

Proposal: Erection of a field shelter

Location: land adjacent Hobbin Ghyll, Hobbin Head Lane, Littlebeck

Decision Date: 5 July 2017

Consultations

Parish – No objections.

Environmental Health Officer -

Site Notice Expiry Date – 14 June 2017.

Others – Mr Andrew Farrow, Moorgate, Hobbin Head Lane, Sleights – We feel that the shelter would be too close to the roadside, be unsightly and could affect the view of the road users. We feel that it would be much better situated at the lower side of the property, out of view.

Mrs Gillian Hercberg, Manton, Hobbin Head Lane, Sleights – Whilst I do appreciate that these animals do need shelter, I feel that it is situated too close to the road and therefore not only is it detrimental to my view but also to the many people who pass through to admire the magnificent views.

If the shelter could be placed elsewhere on the site, for example where the current shed and paddock is, this would be a better option.

Mr/s T Lawn, (owners of Manton) Hollybush Farm, Littlebeck – Object.

1. Having regards to the close proximity to Manton and intended use, we feel that the residential amenity would be adversely affected in Manton.
 2. The application indicates future expansion, will this lead to further development on a green field site.
 3. There are better sites within the existing curtilage of Hobbin Ghyll for this development
- In conclusion we feel that this is an unneighbourly form of development that would affect the residential amenity in Manton.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Signature:



Date:

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2. **Strict Accordance With the Plans/Specifications or Minor Variations**
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.
3. There shall be no commercial use of the shelter hereby permitted and it shall be used only for the Alpacas kept for hobby/domestic purposes ancillary to the occupation of the property known as Hobbin Ghyll, Littlebeck and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. No lighting shall be installed in the development hereby permitted.
5. **Roof Colouring (insert)**
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6. **Trees/Hedging Retained in Accordance With Plans**
No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
7. If the use of the building for the purposes of keeping Alpacas permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables/shelters are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the structure 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. 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.
5. 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.
6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term.

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Background

This application is for erection of a field shelter at land adjacent Hobbin Ghyll, Hobbin Head Lane, Littlebeck.

Hobbin Ghyll is a substantial stone and pantile bungalow located amongst a very loose ribbon of development on the road that leads from Blue Bank, Sleights to Little Beck.

The applicants currently have 5 Alpacas which are grazed on the land surrounding the property. There is an intention to increase the herd over the coming years.

The shelter is needed for the welfare of the animals and for storage of food and any associated equipment. The proposed design enables the isolation of animals if required with the benefit of a large canopy. Shelter for Alpacas is essential during the warmer summer months given their fleeces. The shelter will be used to treat and care for the Alpacas.

Planning permission is sought for a 10.7 metre by 7 metre shelter to be located within the field closely associated with the domestic curtilage with an overall height of 3.7 metres. The dimension outlined above includes a large canopy. The shelter is to be constructed utilising materials similar to a stable type building comprising timber clad elevations and anthracite coloured profile cement sheet roof.

The shelter faces east and is dictated as a result of the topography of the land and to ensure the open canopy is not exposed to the prevailing weather. The proposed layout is simple, and the structure would be set down below the road level (approximately one metre) in the north west corner of the field with the ridge running parallel to Hobbin Head Lane. There are a number of trees and hedges to the north/north west (roadside) which the agent has confirmed none of these would be removed.

Access to the shelter will be via an existing gated field entrance to the south off Hobbin Head Lane and together with this there are a number of gates leading from the applicant's garden into the field.

Main Issues

The relevant NYM Core Strategy and Development Management Policies are Development Policy 3 (Design) and Development Policy 19 (Householder Development) and Development Policy 12 (Agriculture).

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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The supporting text of Development Policy 19 which covers householder development states that isolated stable buildings and associated fences and jumps in prominent locations can have an adverse impact on the special character and appearance of the Park. For this reason permission for new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

Development Policy 12 states that proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where there is a functional need for the building and its scale is commensurate with that need. Furthermore the site will be related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.

Neighbour Concerns

Two neighbour comments and one objection have been raised with regard the siting of the structure being close to the road, detrimental to views and the effect on nearby residential amenity.

The nearest neighbour is Manton which will be approximately 20 metres from the south west corner of the structure with Hobbin Head Lane dividing the two sites. Having carried out a full site assessment Officers do not believe the structure will block the view as it would rest against a backdrop of well-established trees, which are to be retained and against the host building and domestic curtilage. The proposed position, due north of Manton and due to the set down nature of the structure it is not considered that it will impact on views from Manton or through the site down to Whitby Abbey. Manton occupies an elevated position above Hobbin Head Lane and what in effect should happen is that the occupants should be able to look over the top of the proposed development.

Moving the structure further down the field as some of the comments have suggested would create more of an isolated structure and have far more of a landscape impact thereby blocking views through the site. For this reason this suggestion has been discounted by officers. The current position benefits from being grouped with the host building and utilises existing screening to help the building sit comfortably on the site.

Officers therefore would not concur with the comments that the structure in this location will block views through the site or impinge on users of nearby Hobbin Head Lane.

Siting

The proposal is for a shelter similar to a stable building set within the corner of a grass field, in close proximity to Hobbin Head Lane at a lower land level due to the sloping nature of the site. The shelter is closely associated with the domestic curtilage, a specific requirement of DP19 for stable buildings etc. Due to the nature of the land and the traditional boundary walling, it will really only be the gable end of the structure that would be seen when leaving Littlebeck travelling back towards Blue Bank. In terms of siting Officers do not considered the structure would create an unduly prominent feature in the landscape.

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Design

The building design has been queried with the agent, particularly the large overreaching canopy to the east side. Whilst further landscaping of the structure has been explored it was felt this could in fact draw more attention to it than the original plan. Officers can now acknowledge that sheltering of Alpacas is paramount to their wellbeing and that the design of the structure is fit and designed purely for the purposes of keeping such animals.

Conclusion

The proposed building is considered to comply with Development Policy 3 in design terms and quality of materials. The building is constructed from timber and has the appearance of a typical purpose built stable type structure, store and canopy with a pitched roof. Consequently, the building is not considered to detract from the character and appearance of this part of the NYM National Park.

The Parish Council raises no objection and all other comments have been taken into account. It is concluded that the distance to and from nearby neighbouring properties is sufficient enough so as not to be unduly harmful to residential amenity. Furthermore, there would be little harm resulting from the development on grounds of noise, disturbance, smell or loss of an otherwise open space. As such the structure would not be out of character with the surrounding rural environment.

In summary, Officers accept that the proposed location is probably the optimum position at the site for a structure of this type, and that the building is of sufficient quality of design and materials to comply with Development Policy 3. The building is sited close to the domestic curtilage to avoid an isolated appearance but far enough and orientated away from neighbouring residential amenity not to cause impact or prominence. Together with Development Policy 12 and 19 of the NYM Core Strategy and Development Management Policy Documents refusal of the scheme could not be justified in this instance. As such, approval is therefore 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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area.

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