

North York Moors National Park Authority

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

Application No. NYM/2018/0596/FL

Proposal: creation of manege for hobby use together with erection of extension to existing building

**Location: Land at Willow Wood Way
Stainsacre**

**Decision Date: 02 November 2018
Extended to:**

Consultations

Parish - No objections but wants to stress that 'hobby' must be changed to 'personal use only'. The use of 'hobby' may lead to the premises being used for business purposes which the Parish Council suggests would be totally unacceptable to local residents.

Highways -

Environmental Health Officer –

Forestry Commission – Standing advice on ancient woodland and veteran trees

Site Notice Date – 15 October 2018

Others –

Charlotte Angus, 6 Willow Wood Way – Comments

If the area is for the sole use of just the applicants and close family as a hobby we do not see a problem but we wouldn't want any outdoor lighting/flood lights. No objections to extension to the building as long as it stayed behind the existing building as on the plans. The increase of hard standing/parking space will be of benefit so to allow cars/horse box/vans to continue to be parked on the land at the side of the hedge rather than on the roadside.

The land off Willow Wood Way still has conditions attached and these should not be challenged and remain in place ever more so to protect the houses off Willow Wood Way.

Should this application be successful we ask that works are carried out respectfully ie, not extremely early on a weekend morning and not late at night.

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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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Block plan and section</td> <td style="text-align: center;">---</td> <td>1 October 2018</td> </tr> <tr> <td>Proposed site plan</td> <td>6023F.18.02B</td> <td>6 September 2018</td> </tr> <tr> <td>Proposed plans and elevations</td> <td>6023F.18.03B</td> <td>6 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 Block plan and section	---	1 October 2018	Proposed site plan	6023F.18.02B	6 September 2018	Proposed plans and elevations	6023F.18.03B	6 September 2018
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3.	RSUO00	There shall be no commercial use of the building or manege hereby permitted and they shall be used only for uses associated with the horses kept for hobby/domestic purposes by the applicant and applicants family 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.												
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.	LNDS03	No trees, shrubs or hedges along the northern boundary of the site 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.												

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	RSU00	In order to comply with NYM Development Policy 19 to enable the Local Planning Authority to control any commercial use of the buildings and manage 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.	LNDS02	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.



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**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 5 horses and a stable building and has recently changed ownership.

This application seeks full planning permission to create a manege measuring 40 x 20 metres to the west of the existing stables; adjacent the embankment up to the old railway line. The manege will have a shredded carpet and silica sand surface finished around the perimeter with brown stained post and rail fencing.

It is also proposed to extend the existing stable building on the western side to create a tractor shed with hay store and tack room. This would effectively replicate the size of the adjacent stable block. In support of the application it is stated that "this structure is required for the welfare of the horses and to assist with the management of the land going forward in terms of housing the hay and tractor".

A permeable hardstanding in rubble which is intended to grass over is proposed around the perimeter of the existing yard area.

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In support of the application it is stated that:

The manege will provide a much needed all weather surface on which to exercise and train the applicant's horses. At the present time the applicant transports a number of the horses on and off the site up to 3 times a week for lessons and then on a number of occasions each month to the beach for leisure rides. The manege will enable the applicants to have private lessons onsite reducing the number and frequency of vehicle movements. The additional space created with the tractor/hay shed and tack room will enable storage of existing items on the site to be kept internally.

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.

Development Policy 19 is also relevant and states that householder development will only be permitted where the scale, height, form position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. The development should not adversely affect the residential amenity of neighbouring occupiers. Adequate levels of amenity should remain for the existing dwelling.

The written justification associated with the text states that there is an increasing demand for buildings and facilities associated with the keeping of horses within or adjacent to domestic curtilage. It considers that issues related to isolated stable buildings and associated fences and jumps in prominent locations which can have an adverse impact on the special character and appearance of the Park. Consequently, 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.

Although this proposal is for a manege as well as a building the Policy provides useful guidance. Whilst not adjacent to the residential property of the owner, the development here has previously been considered acceptable, in the context of nearby residential development and setting in the landscape. The riding arena and stable extension would be well located close to the existing stables and would be seen in the context of these existing buildings. The arena would be fenced with a modest post and rail timber fence which is considered to be appropriate for the locality. The arena will involve the creation of a level surface, but the site is well screened in wider landscape terms by existing planting. The arena is for ancillary hobby purposes only and not for commercial use.

No objections have been received with regard to this application and approval is therefore recommended.

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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.