

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council Parish: Staintondale	Application No. NYM/2016/0335/FL
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**Proposal:** Erection of timber field shelter

**Location:** Church Farm, Raven Hall Road, Ravenscar

**Decision Date:** 04 August 2016

## Consultations

Parish – No objections.

Natural England – No objections.

Site Notice Expiry Date – 12 July 2016

## 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>Location Plan</td> <td></td> <td>1 August 2016</td> </tr> <tr> <td>Design of proposed field shelter</td> <td></td> <td>9 June 2016</td> </tr> <tr> <td>Elevations of proposed field shelter</td> <td></td> <td>9 June 2016</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	Location Plan		1 August 2016	Design of proposed field shelter		9 June 2016	Elevations of proposed field shelter		9 June 2016
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3.	MATS00	The external timber cladding of the building hereby approved shall be treated with preservative and shall not be stained or painted unless otherwise agreed in writing with the Local Planning Authority.												
4.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained <b>dark green, brown or grey</b> and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.												

### Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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. & 4.	RSNMATS02	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.



11/08/16

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## **Background**

Church Farm lies on the west side of Raven Hall Road on the approach into Ravenscar. It comprises the main farmhouse, built of stone under a slate roof with a modest range of single storey traditional stone and pantile attached outbuildings. The holding extends just 2 hectares of grazing land and the application keeps 20-30 breeding ewes and 2 horses.

Planning permission is sought for the erection of a timber field shelter measuring 7.2 metres by 3.6 metres with a mono-pitched corrugated sheeted roof at a maximum height of 3 metres. The shelter is required for the applicants breeding ewes and horses.

The proposed location of the field shelter has been amended during the course of the application. The original location was in the middle of the applicants 2 hectares but it has subsequently been amended and would now be located immediately adjacent to the domestic curtilage to the farmhouse.

## **Main Issues**

The relevant policies of the Core Strategy and Development Policies Document against which to assess this application are Development Policies 12 (Agriculture) and 19 (Householder Development). Development Policy 12 seeks to permit proposals for new agricultural buildings where there is a functional need for the building, the building is designed for the purposes of agriculture and the site is related physically and functionally to existing buildings associated with the business. Under Development Policy 19 proposals new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

With the growth in the number of small holdings in the Park, there is an increasing demand for buildings and shelters associated with the keeping of livestock and horses. Isolated field shelters are not typical of the landscape of this part of the Park and the approach into Ravenscar is very open and uninterrupted by such structures. It was therefore considered that the proposed location of the field shelter as submitted would be unduly prominent and potentially detract from the special character and appearance of this part of the Park. The applicant has agreed to site the proposed field shelter closer to the main dwelling, in the vicinity of the existing oil tanks and where there is a small cluster of trees against which the field shelter would be set. Whilst in this location the field shelter would perhaps be more visible from the road, it would be experienced in the context of the main dwelling and the associated domestic curtilage and vegetable garden/chicken run, and would not appear isolated or unduly prominent. As such it is considered that the proposed shelter, which is designed for the purposes of agriculture/equine, would satisfy the requirements of Development policies 12 and 19, and approval is recommended.

## **Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

