

# North York Moors National Park Authority

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

Application No. NYM/2016/0604/FL

**Proposal: change of use of land from agricultural to equestrian and erection of replacement equipment storage building**

**Location: Red House Farm, Eskdaleside, Sleights**

**Decision Date: 21 November 2016**

## Consultations

**Borough/District -**

**Parish - No objections**

**Highways -** The proposal site is to be accessed from the highway using an existing access. It is intended for the applicant's own private use and therefore not expected to significantly increase the traffic going to it. Therefore there are no local highway objections to the proposed development.

**Natural England - No objection**

**Environmental Health Officer - No objections**

**Site Notice Expiry Date - 30 September 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.	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.
3.	RSUO00	There shall be no commercial use of the building hereby permitted and it shall be used only be used in association with the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Red House Farm, Eskdaleside, and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4.	MATS19	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.

### Informative(s)

1.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at <a href="http://www.groundstability.com">www.groundstability.com</a>
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15<sup>th</sup> Nov 2016

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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.	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.	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 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.



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**Background**

Red House Farm, Eskdaleside is located to the southside of the main road leading through Eskdaleside. It is accessed off a short access track which also serves two other properties. The track leads up to the dwelling and then the farmyard area behind. Permission has previously been granted for the retrospective change of use of the farmyard for the keeping of horses for personal use by the applicant, for new stable buildings and a retrospective application for a riding arena.

This application is for the erection of a steel portal framed storage building to replace an existing building located against the hillside, slightly devolved from the rest of the development on site, but accessed by the network of concrete sleeper roads within the site.

The proposed building is to be constructed of concrete panels with Yorkshire boarding above. The roof will be covered with a dark grey fibre cement sheeting to match each of the other recent buildings on site.

**Main Issues**

Development Policy 19 of the NYM Local Development Framework which relates to householder development states that new buildings for the domestic keeping of horses will only be supported where they are closely associated with the domestic curtilage.

In this instance the applicant owns the residential property associated with the farm and has confirmed that they own all of the horses on the site and that it is not a commercial enterprise. As there is no agricultural justification for the building this application also includes the change of use of all the land in the applicant's ownership to allow the domestic keeping of horses. Most of the buildings on site are located in one location next to the dwelling and appear as a farmstead from a distance, however this application seeks the replacement of an existing storage building which is located slightly away from the rest due to the topography in the locality. As this application proposes to remove an existing dilapidated building and replace it with the proposed building there is not considered to be an increased impact on the surrounding environment.

The proposed building is to be constructed as an agricultural building. It will be located on the footprint of the existing building although it will be slightly larger. The height of the proposed building is 4.5m high.

The proposed replacement building is not considered to have an additional impact on the surrounding environment. It is required in relation to the domestic keeping of horses on the site and therefore the proposal is considered to be acceptable under Development Policy 19 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



