

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Egton

Application No: NYM/2016/0609/FL

**Proposal:** Construction of garage/store and erection of greenhouse

**Location:** Newbiggin High Farm, Egton

**Decision Date:** 11 November 2016

## Consultations

Parish – No objection

Highways – No objection.

Site Notice Expiry Date – 27 October 2016.

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed layout</td><td>1:200</td><td>11 October 2016</td></tr><tr><td>Proposed new barn</td><td>1:100</td><td>11 October 2016</td></tr><tr><td>Proposed greenhouse</td><td>1:100</td><td>11 October 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	Proposed layout	1:200	11 October 2016	Proposed new barn	1:100	11 October 2016	Proposed greenhouse	1:100	11 October 2016
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Proposed new barn	1:100	11 October 2016												
Proposed greenhouse	1:100	11 October 2016												
3.	RSUO 00	The barn hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling and/or holiday cottage business in operation on the site and for no other purpose.												
4.	RSU0 00	There shall be no alteration or conversion of the greenhouse or barn building hereby permitted to permanent residential or holiday accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.												
5.	MATS 00	All new stonework used in the greenhouse hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing and the existing external wall shall be left exposed to view in the greenhouse unless otherwise agreed with the Local Planning Authority.												

*A. Meiri* 10/11/16

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**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>
2.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
3.	You are reminded that the roof void within the garage to which the greenhouse is to be attached is required to be in accordance with the European Protected Species Licence as a bat roost is known to exist which was provided in order to satisfy the environmental requirement for replacement roosts for long-eared bats lost elsewhere on the site.

**Reason for Condition(s)**

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.	RSN RSUO 05	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
5.	RSN MATS 01	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**

This application is for construction of garage/store and erection of greenhouse at Newbiggin High Farm, Egton.

Newbiggin High Farm is located on the north side of the Esk Valley, approximately half way between Aislaby and Egton. The farm is accessed by an upgraded track off the narrow minor back road between the two villages. The farm comprises an "L" shaped plan of traditional buildings on the north and east side of the yard. The garage that makes up the west side of the development is of new build construction.

Since acquiring the site the applicant has had long term plans to replace some of the more unsightly modern farm buildings as net planning gain. A main spine road runs north/south through the site giving access to the holiday cottages and larger agricultural building.

This planning application is concerned with providing a domestic greenhouse for cottage guests and home grown products for the applicants own use. The greenhouse will be attached to the side of the garage (east) and is to be constructed in a lean-to format with a dwarf stone wall and glass to all three sides. The structure measures 8 metres long by 2.7 metres wide and 2.6 metres high.

In addition, it is proposed to construct a barn on the site of a former building to allow covered parking for guests for vehicles, motorcycles, canoes and dinghies and storage of buggies, and prams to enable secure storage of guest possessions used in connection with the holiday business and land management activities.

The proposed barn would occupy a void area between an existing agricultural building and the barn conversions measuring 17 metres long by 6 metres wide and 3.6 metres to the ridge. It would be constructed in materials to match the existing barn with Yorkshire boarding to all sides and profile steel sheeted roof with solar panels on the south facing slope.

Access around the site remains unchanged for occupier, guests and visitors the application site.

**Main Issues**

Development Policy 3 of the NYM Core Strategy and Development Plan Documents 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.

*A. Allen 10/4/16*

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**Main Issues (Continued)**

Development Policy 14 of the NYM Core Strategy and Development Plan Documents seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Development Policy 19 of the NYM Core Strategy and Development Plan Documents is keen to ensure that proposals for development within the domestic curtilage of dwellings takes full account of the special qualities of the Parks nine landscape character areas and architectural character of settlements and will only be supported 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 key issues are whether the extent of new build development is acceptable on this remote but prominent site and whether a high standard of design is adopted throughout.

The scale of the proposed new buildings are subservient compared with that of the host building, the range of converted outbuildings and the existing agricultural building and those which were previously proposed for the site i.e. the proposed swimming pool and leisure facility building. The building footprint(s) do not exceed the expectations set out in Development Policy 19 which in turn helps to support an existing tourism business therefore also meeting the provisions of Development Policy 14.

The proposals will be seen to be in context with the other buildings and in the wider context as a farm holiday letting complex and are not considered to have a detrimental impact on the general scale or form of the site. The building will help to restore the traditional arrangement of buildings on the site to a high standard and design detail to the overall benefit of the wider character of the site and locality.

In this instance approval is recommended as the proposal complies with the main objectives of Development Policy 3, 14 and 19 of the NYM Core Strategy and Development Policies Documents. Approval is 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

*A. Allen* 10/11/16