

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Grosmont

Application No: NYM/2016/0794/FL

**Proposal:** Erection of extensions to building for agricultural and equestrian purposes

**Location:** Hollins Farm Bungalow, Eskdaleside

**Decision Date:** 10 January 2017

## Consultations

**Parish** – No objection to the application subject to there being no commercial use as per a condition similar to that recently applied to stables at Hollins Hall (NYM/2015/0251/FL). In addition consideration should be given to:

- The limitation of external lighting
- Additional screening
- Suitable roof materials
- Waste management

It should be noted that site preparation has commenced and the development is visible to pedestrians on the road above.

**Highways** -

**Environmental Health Officer** – No objection.

**Site Notice Expiry Date** – 22 December 2016.

**Others** – David Singleton, Valley View, 5 New Houses, Eskdaleside, Grosmont – I wish to object to this application on the grounds of visual intrusion.

1. the applicant has not answered question 3 accurately, as site preparation works for this extension have been taking place over the last 12 months in anticipation of this extension,
2. the applicant has not answered application question 24 accurately in that the construction can be seen from Eskdaleside, a public highway,
3. in relation to application question 9 why should corrugated metal sheeting be allowed as a roofing material in a National Park when I have recently gained permission to re-roof a garage at 5 Eskdaleside subject to slate being used to re-roof it owing to it being in a Park.

## 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 02	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.



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Conditions (Continued)

3.	RSUO 00	There shall be no commercial use of the stables or the building hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Hollins Farm Bungalow and for no other purpose (other than agriculture) unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4.	GACS 07	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.	GACS 19	No burning of manure or stable sweepings shall take place anywhere on the site and full details of the proposed method of storage and disposal of waste from this stable including the location of any storage and the frequency of disposal off the site shall be submitted to the Local Planning Authority within one month of the date of this consent. The method of waste disposal shall accord with the details so approved and there shall be no variation unless otherwise agreed with the Local Planning Authority.
6.	MATS 00	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey/brown (to match) and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
7.	MATS 27	The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	LNDS 00	The area immediately surrounding the building shall be graded back to the edge of the building as shown on drawing D11064-04 Rev A and no later than the first planting season following the completion of the development, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
9.	LNDS 03	No trees, shrubs or hedges to the south or east 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.
10.	MISC 00	If the use of the building for the purposes of agriculture/equestrian use within the unit 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 unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.

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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>
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**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.	RSN RSUO 14	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 & 5.	RSN GACS 01	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.	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.
7.	RSN MATS 02	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.
8	RSN LNDS 01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
9.	RSN LNDS 02	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.
10.	RSN MISC 03	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 to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

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**Background**

This application is for erection of extensions to building for agricultural and equestrian purposes at Hollins Farm Bungalow, Eskdaleside.

The application site lies to the east of Grosmont village, set down the valley side off Eskdaleside and well screened from the road. The application site and immediate adjacent properties lie close to Hollins Farm where there are now two separate properties in close proximity to each other, the application property and a new dwelling.

The application site is the western most property and has a generous plot with large curtilage and beyond the surrounding fields and agricultural land amounting to 21 hectares. Access to the property, buildings and land is via a single access track directly off the Eskdaleside road and is substantially steep due to the valley side location.

Within the fields to the north west, just within the applicants site boundary lies an agricultural building associated with Hollins Farm Bungalow. The building was permitted by this Authority in April 1990 to be used for storing and housing animals and the position down the slope away from the road was felt to be the least visually intrusive. The angle of the downward slope and the camouflaging vegetation (which remains) meant that the development would be invisible from the road. The building was subsequently approved by Members and constructed in accordance with the approved plans.

Planning permission is sought to extend the same building the subject of the 1990 planning consent to square off the 'L' shape footprint to create a larger building measuring 29.5 metres long by the existing width (8.9 metres). The site was levelled for the original construction but further clearance has taken place more recently in order that the site is capable of taking the proposed extensions which are to the east, west and north elevations.

The building is to be used for equestrian purposes (stabling for horses) and secure storage for agricultural machinery. The extensions to the building are to be in matching brown vertical boarding and brown corrugated sheeting.

No changes to the access are proposed.

**Main Issues**

Development Policy 12 of the NYM Core Strategy and Development Management Policies Document 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.

Development Policy 19 of the NYM Core Strategy and Development Management Policies Document covers Householder Development and also mentions the increased demand for buildings associated with the keeping of horses. To avoid the adverse impact of stables and associated equestrian paraphernalia in the landscape the policy requires that new buildings associated with the keeping of horses for recreational purposes are closely associated with the domestic curtilage.



This application is for extension to an existing agricultural building for stabling of the applicant's six horses during the winter months and additional space required for storage of livestock feeds and agricultural equipment that can no longer be stored outside due to the risk of theft.

The site is located over 60 metres from any other residential property and due to the site topography, site boundaries, hedges and existing well established screening, the existing space dictates the way the building has been designed, its orientation and its siting.

Stabling will be located in the west end of the building and comprises four stables and a tack room as well as circulation space and an integral hay/feed store. This amounts to half of the internal space within the building. The remainder is laid out as an agricultural store with large sliding doors to the front elevation (north). The building would be constructed in matching materials and is in reasonable close proximity to the domestic curtilage which is a specific requirement of Development Policy 19.

Although the proposal covers a much larger footprint, a building of this size will be able to accommodate all of the paraphernalia associated with the keeping of horses and agricultural equipment which the client is keen to ensure is achievable.

The Parish Council raise no objection subject to there being no commercial use of the building particularly in respect of the equestrian side and have asked for consideration to be given to other elements such as external lighting, additional screening, roof materials and waste management all of which have been addressed through the above suggested planning conditions.

A neighbour on Eskdaleside, immediately south of the proposal has been minded to object on some procedural matters which has been addresses by Officers visiting the site and more pertinently on grounds of visual impact from Eskdaleside and the public highway.

Officers have assessed the application site from the Eskdaleside road and owing to it being behind at least two existing well established hedges means that the site goes virtually unnoticed. A condition requiring all of the existing hedging and site boundaries to be retained is also therefore suggested.

In terms of the roof material there is a subtle difference in that this is an agricultural building with a relatively large expanse of roof and the garage referenced is a much smaller domestic outbuilding, generally seen in context with the host building. The general guidance is that the roofs of outbuildings such as garages will match the material of the host building and for agricultural buildings it is accepted that dark colours such as grey, green, brown or black sheeting is generally more acceptable as they complement the natural environment. As a general rule the darker the expanse of roof it reflects less light and generally makes buildings look smaller and less conspicuous. This guidance is set out in Parts 2 (Extensions and Alterations to Dwellings and Part 5 (New Agricultural Buildings). The principle of permitted a building in this location has already been deemed to be acceptable as part of the 1990 application and owing to its dark roof and walls would appear to be compatible with the Authority's guidance.

The siting is chosen to reduce the visual impact of the development on the Eskdaleside landscape as any other position could be deemed harmful. The application proposal does not impose undue harm to the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

In this instance the Authority considers a vertically clad timber building is more appropriate rather than a more permanently constructed building. Timber building can easily be removed and the land reinstated to its former condition if required by future occupiers of the site.



In conclusion, it is considered that by virtue of existing screening the proposal can be suitably accommodated for close management by the site owner but far enough away so as not to harm neighbouring residential amenity providing the existing landscaping is maintained. The level of activity surrounding the proposal is unlikely to have an unacceptable impact on the wider landscape or quiet enjoyment of the Park.

Officers have assessed the impact from the wider distance and consider the proposal will tie in with the existing pattern of the built environment and in relation to other buildings in the area and can be assimilated into the landscape without harming the special qualities of Eskdaleside and Grosmont.

In summary, the proposed building for equestrian and agricultural purposes is unlikely to have a detrimental impact on the wider landscape setting. The proposal is therefore considered to accord with Development Policy 12 and 19 of the NYM Core Strategy and Development Management Policies Document and together with the above suggested conditions and all matters considered 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

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