

**Item Number:** 7  
**Application No:** 18/00023/FUL  
**Parish:** Kirkbymoorside Town Council  
**Appn. Type:** Full Application  
**Applicant:** Ravenswick Estate  
**Proposal:** Erection of a single storey extension to the South West of existing tack room to provide WC and shower facilities and to re roof existing tack room with a timber decked roof terrace / viewing platform (revised details to approval 17/00379/FUL dated 04.07.2017)  
**Location:** Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE  
**Registration Date:** 23 January 2018  
**8/13 Wk Expiry Date:** 20 March 2018  
**Overall Expiry Date:** 20 February 2018  
**Case Officer:** Niamh Bonner **Ext:** Ext 325

#### **CONSULTATIONS:**

**Highways North Yorkshire** No objection  
**Parish Council** No response received  
**Neighbour responses:** Mrs Ruth Breakell, William Breakell,

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#### **SITE:**

The application site relates to Deepdale Farm. The site lies to the east of the village of Keldholme, north of the A170, accessed by vehicle from Village Street. The site falls within the Fringe of the Moors Area of High Landscape Value and the majority of the site is located within land designated as ‘Wider Open Countryside.’

The farm incorporates 6 acres of owner occupied land associated with the farm and an additional 14 acres of rented land. The site was historically managed as a sheep enterprise however this ceased a number of years ago. The applicants own and manage a number of enterprises from the site, including a livery stables, holiday accommodation and mobile farrier business in addition to using the farm as a wedding venue. These uses and various operational developments are currently the subject of a retrospective planning application.

#### **PROPOSAL:**

The application seeks planning permission for the erection of a single storey extension to the South West side of an existing tack room to provide WC and shower facilities and to re roof existing tack room with a timber decked roof terrace / viewing platform (revised details to approval 17/00379/FUL dated 04.07.2017)

#### **HISTORY:**

The following planning history is considered the most relevant to the current application:

08/00765/FUL: Erection of a two storey extension to north west elevation and porch to north east elevation together with detached triple garage. Approved.

15/00758/SCR: EIA Screening request for Erection of 1 no. 225kw wind turbine with a hub height of 30m and blade diameter of 27m together with associated sub station. Determined

17/00379/FUL: Erection of a single storey extension to the South West of existing tack room to provide WC and shower facilities and to re-roof existing tack room with a timber decked roof terrace / viewing platform. Approved.

17/01430/CLEUD: Certificate of Lawfulness in respect of the building works for erection of 3no. agricultural buildings and a horse walker and formation of a manege were completed more than four years before the date of this application. Approved.

The following application is also currently pending consideration and will be considered by Member's of Planning Committee:

17/01455/FUL: Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut, Dutch Barn and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking and the creation of a new access road from within Bogg Hall Farm for wedding traffic (retrospective application)

## **POLICIES**

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Planning Policy Framework

National Planning Practice Guidance

## **APPRAISAL:**

The main considerations in the assessment of this application are:

- i) Principle of the Development
- ii) Character, Form and Impact upon an Area of High Landscape Value
- iii) Other Matters including Consultation Responses.

- i) Principle of the Development

The principle of the development in relation to toilet/shower facilities and an outdoor first floor decking area to support the wedding venue business has already been considered under the previously approved application 17/00379/FUL. The current scheme incorporates the provision of larger female and male toilets, 2no. separate showers and a disabled toilet. A previous scheme incorporated 1no. general toilet/shower room and 1no. disabled baby change room, with an outdoor wash down area.

It is considered that this revised scheme - whilst larger, remains of an appropriately modest scale to provide facilities on site for the wedding business/livery business/holiday accommodation.

- ii) Character, Form and Impact upon an Area of High Landscape Value

It is considered that the scale, form and design is acceptable in this location. The new proposed scheme would have an increased footprint of c11.3m at ground floor level in comparison to the previous scheme and would consequently have a larger terraced area above.

The external walls would either be rendered or completed with timber boarding, either of which would appear acceptable in this location, given this is adjoining the existing barns. The terraced area would be completed with steel railings with concrete non slip steps above either brick or rendered block stairs. It is considered necessary to require a condition in advance of above ground construction works commencing for details of the proposed materials to be provided to the Local Planning Authority for approval.

It is not considered this would have any impact upon the character or form of the application, not would it be highly visible within the Area of High Landscape Value, given how it would appear visually

grouped with the existing buildings. The proposed development is associated visually and physically with a group of existing buildings. The proposal would not have an unacceptable impact on the character or appearance of the landscape.

iii) Other Matters including Consultation Responses.

The proposed development would not have an impact upon neighbouring amenity, due to the distance from neighbouring properties. This is in terms of being overbearing in presence, causing loss of light or loss or privacy.

The proposed development would have no impact upon access and highway safety. North Yorkshire Highways has confirmed that it has no objection to the proposal.

Three letters of objection have been received in relation to the proposal from two contributors occupying a property known as Moorcroft, which abuts the original entrance lane associated with the application site: These raise the following summarise points:

- Support/no objections had been put forward for the previous application,
- This was previously considered acceptable due to the small scale nature of the expansion and its intention as detailed within the planning application to “support a working farm with equine facilities” rather than a mixed use part livery, part wedding venue.
- How often would the need arise for the increased facilities, is this to provide an additional facilities for other businesses, camping, caravanning and wedding venue facilities – these are under objection by other statutory bodies. (Highways, housing and Town Council) and others
- The current venture does not have planning permission and proposed an extension to buildings which were also erected without consent. The addition of this new facility would add to the agglomeration of buildings and structures on this relatively small site.
- The new facilities would in turn add to traffic using the unsuitable access lane. The livery business is already stretching the site to the limit with the size of livery vehicles that struggle to use the road.
- Inappropriate increase in terms of overall floor space at the site.
- Examples of disturbances were included within a letter of representation dated 9th July indicated with supporting photographs examples of various vehicles including suppliers and guests continuing to use the original access on 9th June and 7th and 8th of July. The person making representation was awoken by conversations coming from farm track on 8th July and bright headlights.

In relation to these issues raised, the wider principle of the change of use is being separately considered under the application reference 17/01455/FUL.

It is acknowledged that the change of use does not yet benefit from planning permission. However it is not considered that the proposal for a limited number of toilet/shower facilities is of an inappropriate scale for the site, whether or not approval is granted for the separate change of use application. The applicant may choose to implement either this proposal, if approved or the earlier scheme. Neither scheme is considered inappropriate terms of scale and form.

The issues in relation to the use of the access track have been fully explored within the application reference 17/01455/FUL, which seeks approval for a new access track to serve the site, through Bogg Hall Farm. North Yorkshire Highways are agreeable to the use of this track, subject to some improvements being made in relation to the access onto Village Street, to which a recommended condition related. A condition was also recommended to ensure all livery, wedding and holiday accommodation traffic utilise the new access, which would be improved with signage, supplemented by additional information being forwarded to site users regarding the location of the new access.

Kirkbymoorside Town Council did not make any comments to in relation to this proposal.

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within

Policies SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

**RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):

Site Location Plan (Robin Hall Associated - May 2018)

Proposed Toilet Block Plan, including Floors Plans, Elevations and Block Plan (Drawing no. H79-1-PLG1)

Reason: For the avoidance of doubt and in the interests of proper planning.

3            Prior to the commencement of any above ground construction works, details of the proposed materials to be used in the construction of the development hereby permitted shall be submitted to the Local Planning Authority for approval.

Reason: In the interests of good design in accordance with Policy SP16 Design of the Ryedale Plan, Local Plan Strategy.