

Item Number: 10
Application No: 22/00522/FUL
Parish: Settrington Parish Council
Appn. Type: Full Application
Applicant: Simon McMillan (Birdsall Estates)
Proposal: Erection of a block of 2no. timber stables with tack room
Location: 36 Becksde Settrington Malton North Yorkshire YO17 8NP

Registration Date: 12 May 2022
8/13 Wk Expiry Date: 7 July 2022
Overall Expiry Date: 1 December 2022
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Settrington Parish Council	Observation
Highways North Yorkshire	Recommends Conditions
Settrington Parish Council	
Highways North Yorkshire	

Representations: Kenelm Storey, Mr Peter Smith, Mr Richard Smith, Mr Paul Clifford,

SITE:

36 Becksde is a Grade II listed building located within the Settrington conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the setting of the listed building and the preservation or enhancement of the conservation area.

The semi-detached property faces onto Settrington Beck and continues towards Church Lane to the rear. The dwelling is located within a substantial plot which consists of residential garden to the front (Becksde) and more rural paddock style open grassed land to the rear which is bi-sected by a vehicular access track leading off Church Lane towards the rear of the property. The boundary with Church Lane is hedged with a substantial native hedge and the northern and southern boundaries are fenced and hedged with smaller and sparser species giving clear views looking both north and south across neighbouring properties. The land is very slightly elevated when looking into the site from Church Lane and the roadside boundary hedge is sat above a sloping grassed verge.

The rear vehicular access and verge, is located on the very edge of the Wolds Area of High Landscape Value. Whilst the dwelling itself is within development limits, the site of the proposed stable block is outside. The rear area of the proposed development site is within the domestic curtilage of the property however, it provides an important open and rural transition into agricultural land.

The setting of the listed building can be described as semi-rural set within a village location. The character of the conservation area at this point is semi-rural transitioning into agricultural land. Its open and semi-rural nature is an important part of its special interest.

PROPOSAL:

The application proposes the erection of a single block of 2no. timber stables with tack room. They are for domestic use.

The proposed stable block measures c.8.3m long, c.3m wide and c.3.1m high. It is proposed to be

constructed with tanalised timber walls and doors with a corrugated grey fibre cement roof. It is proposed to be sited c. 70m from the rear of the listed building, c. 4.5m from the Church Lane boundary and c. 2.7m from the neighbouring boundary to the north. Due to a consultation response from NYCC Highways, further detail of works required to the Highway have been provided by the applicant and shared with NYCC Highways. These are shown on a block plan and their detail subsequently confirmed in writing that there will be no kerbs just the grass verge and gravel to the entrance driveway. No lighting is proposed.

RELEVANT PROPERTY HISTORY:

21/01509/HOUSE-Alterations to dwelling to include the restoration of outbuilding, increase in height to outbuilding and installation of replacement windows and doors- Approved

21/01510/LBC-Internal and external alterations to include the restoration of outbuilding, repointing works, increase in height to outbuilding, installation of replacement windows and doors, installation of 2no. rooflights to rear elevation, alterations to fenestration and installation of replacement fireplace- Approved

POLICIES:

Local Plan Strategy - Policy SP12 Heritage

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

APPRAISAL:

It is considered that the key aspects are:

- Principle of the development
- Impacts on the Conservation Area and Listed Building
- Impact on the General Setting of the Settlement and on the Area of High Landscape Value
- Amenity considerations

Principle of the Development

The use of the structure to house domestic animals is considered to be consistent with the existing land use, which is a paddock used for the grazing of horses.

Impact on the Conservation Area and Listed Building

Due to the extensive amount of retained green space, it is considered that the stable block maintains the open and rural qualities of the conservation area and setting of the listed building. It is sited into the corner of the site. The modest proportions and semi-domestic design of the structure maintain the existing qualities of the residential curtilage and its semi-rural setting. The detail of works to the Highway are also considered to maintain the rural qualities of Church Lane. The use of timber and sheet roofing is considered to be consistent in this secondary/tertiary location to the rear of the listed building. The substantial boundary hedge to Church Lane will provide screening to the development and soften views from the public highway.

It is considered that an important feature of the conservation area and setting of the listed building is the low level of lighting at this point. A condition has therefore been suggested that requires any external lighting associated with the development to be approved in writing by the Local Planning Authority.

As such it is considered that the proposal, subject to controls on the lighting will have a neutral impact on the Conservation Area, and will not affect the setting of the listed building, accordingly, the proposal complies with SP12.

Impact on the general setting of the Settlement and Impact on the Area of High Landscape Value

The Parish Council have not objected to the application but have expressed concerns regarding the siting of the stable block on the undeveloped flank of this stretch of Church Lane, this view is shared by other representations made.

They set out that the structure is not maintaining the building line, and alternative locations within the curtilage of the property and nearby should be sought. In addition, there have been a number of objections received from local residents regarding the proposed siting of the stable block on the undeveloped location near Church Lane. One of the representations states: *“There is no evidence along that stretch of road for any buildings to be that close, it could set a precedent if allowed.”*

The local planning authority is tasked with considering the nature of what is proposed, and the proposal, if approved, does not set a precedent whereby additional development is then considered acceptable on that basis.

It is not considered that this ancillary structure represents a departure from the building line which is a frontage consideration, and is very much set within a pastoral setting, and tucked into the corner of the site. Officers have also referred to the Settrington Village Design statement, and the proposed development does not harm/intrude on the features of significance and importance which have been identified in that Supplementary Planning Document.

This is subsidiary ancillary structure which is of a rural purpose and vernacular. It is not resulting in a building of significant scale or status. The scale of the building, and its siting, combined with the modest and low key works proposed to the Highway maintain the qualities of the Area of High Landscape Value, and complies with Policy SP13.

Amenity Considerations

Issues relating to horse/pasture management have been raised. The matter of horse management issues relating to amenity considerations can be considered in the planning process, as material planning considerations due to the domestic nature of the keeping of horses and because it is not agricultural activity. In terms of any amenity considerations, it is considered that based on the distance proposed, the siting of these two domestic stables will not result in any harmful noise, odours or vermin incidence being sited at nearly 70 metres from the nearest property, and so the impact on residential amenity is considered to be acceptable, and satisfies Policy SP20 accordingly.

Other Matters raised

Additional comments raise concerns that it would ruin the unspoilt view.

“It will also be visible from a number of existing properties on the Beckside & would interrupt the current unspoilt journey along Church Lane to the historic c12 century Church & Settrington House / Orangery.”

As Members will be aware, personally derived vistas/views from private properties are not material planning considerations. Wider views and wider setting considerations in terms of the appearance and character of the Conservation Area are a material considerations, and are considered earlier in the report, including the setting considerations of the Listed Building.

Harm to the fencing is a civil matter and relates to the grazing of horses on the site, which is not development and therefore not subject to planning control.

A request was made by Officers for the applicant to consider the re-location of the stable block nearer the dwelling, however the agent confirmed that the applicant wishes the application to be determined in its current form

Recommendation:

The application is considered to comply with Policies SP12, 13, 16 and 20 of the Ryedale Plan and the NPPF and Members and is therefore recommended for approval with conditions.

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 plan(s): Site Layout Plan; Block Plan dated March 2022; BE, BS, SB, BP Proposed Stable Block; BE, BS, SB Proposed Highway Treatment

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

3 No external lighting shall be erected, unless submitted details are in writing by the Local Planning Authority and thereafter so maintained

Reason: To preserve the conservation area and comply with Policy SP12 of the Ryedale Plan.

4 Unless otherwise approved in writing by the Local Planning Authority, no works to the Highway verge other than those set out in drawing titled 'Block Plan Illustrating Proposed Highway Treatment' dated 11/11/2022 shall be undertaken.

Reason: To preserve the character of the conservation area and to comply with Policy SP12 of the Ryedale Plan.