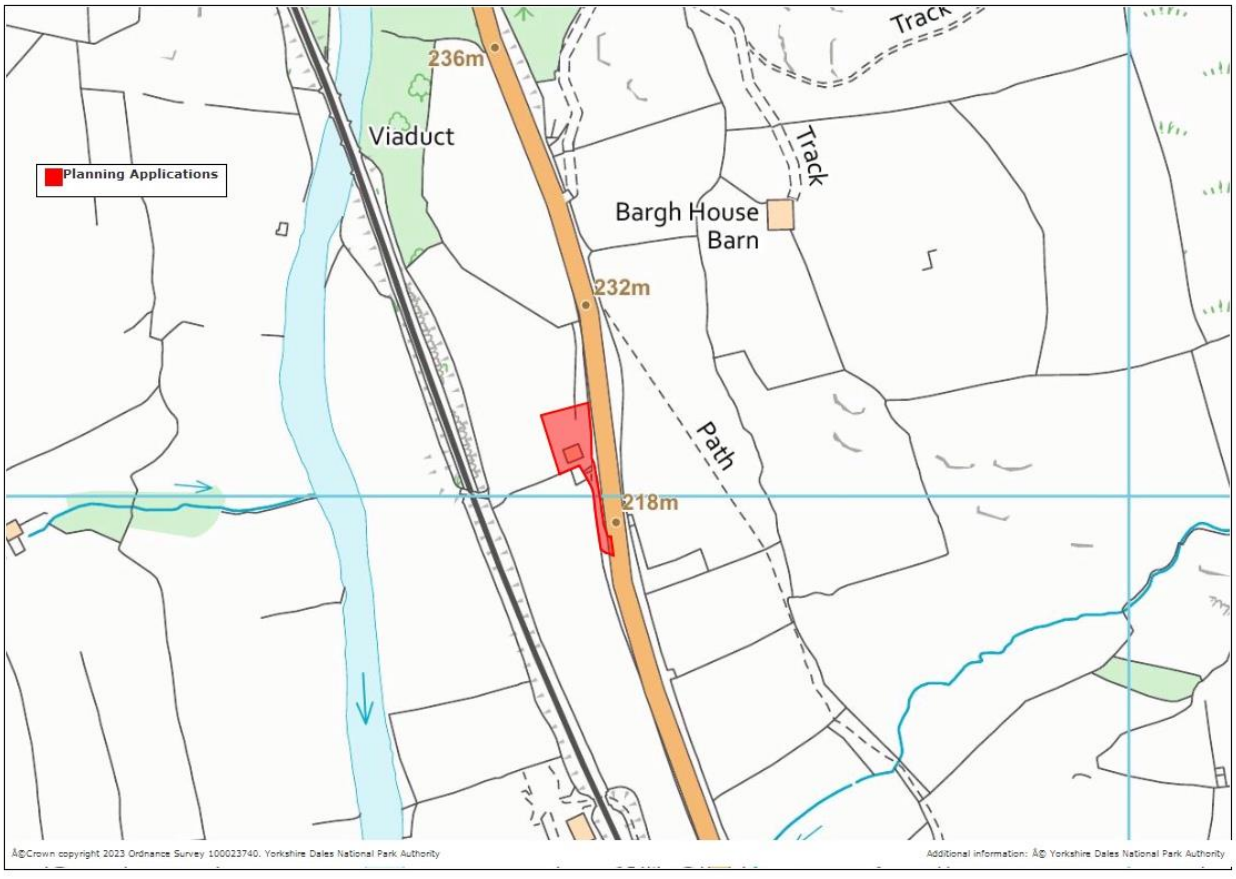
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Stainforth
Date:	3 October 2023	**Officer:**	Nicola Dinsdale
Applicant:	Mr A Newhouse	**Application No:**	C/64/134C
Site Address:	Sherwood Brow Farm, Stainforth, Settle		
Proposal:	Full planning permission for siting of a static caravan for residential use (Retrospective)		



REASON FOR COMMITTEE CONSIDERATION

1. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

APPLICATION SITE

2. Sherwood Brow Farm is located on land immediately to the west of Sherwood Brow approximately ½ mile to the north of Stainforth. The site is accessed by a short lane which is accessed from the B6479 that passes above directly to the east. The land slopes downwards from the height of the highway down towards the River Ribble below and the Settle Carlisle Railway line approximately 50 metres to the south. The site comprises a small stone-built barn with metal profile roof covering, and two modern agricultural buildings. A static caravan is positioned to the west of the larger building and is currently unauthorised.

PROPOSAL

3. This application seeks planning permission for the siting of a temporary caravan for the accomodation of a rural based worker to support the agricultural business for a three-year period. The proposal is to re-site the existing unauthorised static caravan to the west of the site to the rear of the an agricultural building.

RELEVANT PLANNING HISTORY

4. The following applications are relevant:

   C/64/134 Full planning permission for erection of lambing shed (retrospective). Approved Conditional 17/07/2020.

   C/64/134A Full planning permission for erection of lambing shed. Approved - Conditional 02/03/2021.

   C/64/134B Full planning permission for siting of static caravan to be used for agricultural purposes (retrospective) and for external works to clad the unit with vertical larch cladding. Withdrawn/Final Disposal 29/11/2022.

CONSULTATIONS

5. The comments of statutory and non-statutory consultees are summarized below:

   United Utilities Water Ltd – No response received.

   Stainforth PC - Objection
   Stainforth Parish Council discussed the application at the meeting held 11/07/2023 and resolved to object as approval would set a precedent in allowing static residential caravans on agricultural land.

   Highways - No objection. There are no local highway authority objections to the proposed development. There is sufficient parking and turning and the access is as existing.

   Chief Environmental Health Officer – No objection. There are no potential Environmental Protection issues or contaminated land implication issues have been identified relating to the proposed development.

   Fire Officer - No objection/observations on the proposed development.

   Police – No objection

   Wildlife Conservation Officer – No objection. No ecological grounds for refusal, biodiversity enhancement measures are required to meet with Policy W2.United Utilities Water Ltd

PUBLIC RESPONSES

Neighbour/interested parties' responses received: 1

6. This planning application has been advertised by site notice dated 29th June 2023

   One response has been received supporting the proposal. The Veterinary Surgeon responsible for the health and welfare of the stock at Sherwood Brow Barn fully supports this planning application.

   "Currently the applicant is farming 181 acres with 350 sheep, calving their own heifers and also over wintering and calving cows for another local farm. In order to ensure health and welfare of their stock it is essential that they have 24-hour provision at Sherwood Brow Barn. The complications associated without 24-hour observation at calving and lambing time would be significant and have a detrimental impact on welfare of their stock.

   As a young couple, and a progressive local business that is sympathetic to the traditions and culture of the Yorkshire Dales, every effort should be made to support them and their business - and by providing 24-hour provision it would not only benefit the health and welfare of their stock - it would be a positive contribution to their health and welfare - allowing them and their business to function to its full potential and thereby contributing to the Yorkshire Dales National Park.

   Farming is a critical contribution to the UK economy, the average age of our farmers is increasing, and it is essential that younger generations are supported and encouraged to progress their farming businesses - by supporting this application we are having a positive impact on farming, agriculture, and the Yorkshire Dales National Park."

ASSESSMENT

Key Issues:

- Principle of Development
- Landscape impact
- Biodiversity Enhancement
- Parish Council comments
- Equality Act

PRINCIPLE OF DEVELOPMENT

7. The National Planning Policy Framework (2021) at paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside. Isolated homes can be supported in circumstances where it can be demonstrated that there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

8. Yorkshire Dales Local Plan (2015-2030) policy C3 supports the provision of new residential accommodation for rural housing outside of housing development boundaries of local service centres and service villages where it can be demonstrated that the functional needs of agriculture, or some other essential rural based enterprise, requires that a full-time worker must live at the location proposed. It must also be demonstrated that there are no other opportunities for providing the accommodation by using other dwellings within the control of the applicant, or by the conversion of a suitable building, and the enterprise that the dwelling would serve must not have been instrumental in disposing of any residential property in the preceding three years

that would have satisfied the now identified need. Policy C3 also states that 'if the proposal is for a new rural enterprise or if the long-term financial viability of the enterprise cannot be demonstrated, the need must be met by a temporary solution, such as the siting of a caravan for a three-year period'.

9. The agricultural enterprise at Sherwood Brow is relatively new and the long-term financial viability of the business cannot be demonstrated at this stage. The application is for a full-time worker to be able to reside onsite at Sherwood Brow to be able to monitor stock and improve animal welfare. Although at this stage not having sufficient details to show the financial viability of the unit, the application details that there is a clear intention to operate a financially viable agricultural enterprise on this unit. The siting of the residential caravan for a three-year period in this location would support the agricultural enterprise, enabling the opportunity for a viable enterprise to establish at which time the applicant should either apply for a rural workers dwelling or remove the caravan.

10. Currently the agricultural holding comprises 147 acres in total, with 14 acres of land owned at Sherwood Brow, another 16 acres of family-owned land is located locally in Stainforth. The remaining 117 acres of land is rented and is located in the Wharfe, Lupton and the Melwith areas. The enterprise currently has 340 sheep, 8 sows and 20 heifers on the holding, with a further 10-15 cattle (in family ownership) that are calved at Sherwood Brow. The land and buildings at Sherwood Brow are used for lambing from around January through to approximately May each year, with the buildings used for housing the cattle over the winter months and calving. No other buildings or suitable residential properties have been detailed as being available to the applicant within this application. The applicants Veterinary Surgeon has commented that the proposal should be supported on the basis of animal welfare. The proposal is therefore considered to be in accordance with Local Plan policy C3.

LANDSCAPE IMPACT

11. The proposal has been amended to provide additional landscaping and to re-locate the static caravan from the east side of the large building to the west perimeter of the site so it will be positioned behind an existing agricultural building set under the rising land levels of Sherwood Brow. To facilitate its siting a small amount of excavation would be required to form a level surface. The caravan will be mostly obscured in views from the highway and then will only be noticeable from the highway above. The caravan is to be clad with timber boards to have a more natural and sympathetic appearance. The main vantage point of the site is in distant views from the west, where the site can be seen from the highway on the Helwith Bridge to Knights Stainforth road and the public footpaths/open access land located on the rising land above. The caravan unit clad in timber will weather time which alongside the associated tree planting scheme, when established, will offer some screening and enhancement of the site. The timber clad caravan will only be seen in context with the existing farmyard and rising land above in these views. External lighting can be controlled by condition. The proposed development is consistent with Local Plan policy SP4.

LANDSCAPING

12. A landscaping plan has been proposed and includes the planning of 24 native trees including a mix of Oak, Lime and Sweet Chestnut and are to be positioned to the north and west of the site. The implementation and ongoing maintenance of the planting can be controlled by condition and is in accordance with Local Plan policy W3.

BIODIVERSITY ENHANCEMENT

13. As a means of biodiversity enhancement three bird or bat boxes are to be installed within the site. This can be controlled by condition and is consistent with Local plan policy W2.

PARISH COUNCIL COMMENTS

14. Stainforth Parish Council had been consulted on this planning application, a further consultation was carried out clarifying the application was for a temporary caravan for three years and not for a permanent caravan. The Parish Council reiterated its objection to a static caravan on the land on the basis that it would set a precedent in allowing static residential caravans on agricultural land and the creation of farms wherever they want.

EQUALITY ACT

15. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

16. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

Conclusion

17. The proposed siting of a temporary residential caravan for a three-year period is justified and will help to serve the agricultural needs of the unit enabling a full-time worker to reside at the site enabling the agricultural enterprise to develop. The caravan will be clad in timber and will be sited so as to minimise any landscape impact. The landscaping scheme and suitable biodiversity enhancement can be controlled by condition. The proposal is in accordance with policies C3, SP2, SP4, W2 and W3 of the adopted Yorkshire Dales National Park Local Plan (2015-2030) and the NPPF.

RECOMMENDATION

18. It is recommended that permission is GRANTED subject to conditions to include the following:

Time limit 3 years

In accordance with approved plans

Re-locating caravan within 2 months of decision.

Completion of timber cladding

Removal of caravan no later than three years from date of the decision

Implementation of landscaping scheme

Tree protection measures

Control of external lighting

Provision of bat/bird boxes