

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Goathland

Application No. NYM/2018/0536/FL

Proposal: alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works

Location: Green End Farm, Green End, Goathland

Decision Date: 12 October 2018

Extended to: 29 March 2019

Consultations

Parish - Object. Over development of the site and lack of sufficient water. The plan is not in-keeping.

Amended Plans - No objection.

Highways - On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Environmental Health Officer - No objection in principle. Please advise the applicant / owner that it appears that they are on a private water supply, and as such, if the properties are rented out (either as holiday let or assured tenancies) they will need to have annual water testing and a five yearly water supply risk assessment, carried out under the Private Water Supplies (England) Regulations 2016 by Scarborough Borough Council.

Further Comments - I note that the applicant is proposing to sink a new borehole.

The hydrogeology report suggests that this is feasible but also suggests that specialist treatment may be needed for the water should it show elevated levels which are not permitted under the Private Water Supplies (England) Regulations 2016 (as amended), which are enforceable by this authority. Detailed advice is provided together with the opportunity to discuss the matters further.

Natural England - No comments to make.

Amended Plans - No comments to make.

Ramblers Association - Object as there are no details confirming the Public Rights of Way will be open at all times during construction.

Police (Traffic) -

Forestry Commission - Refer to standing advice.

Amended Plans - - Refer to standing advice.

Advertisement Expiry Date - 28 September 2018.

Others - Andrew Bairstow, Green End House - I live at the next door property and have done for approximately 40 years. There are many things to consider with these expansive plans, water can be a problem as two of us feed off the same small stream which fills a holding tank up and this year I have had no water for over four weeks, and that is with only me using it. Then there is the barn by the bridle path which has a very substantial water course running just under it and handles massive quantities of water in the rainy season. The bridle path which I have maintained for 40 years I have a Motor and Pedestrian right of way over, and contrary to what the Architect says has always been there. I am also not sure who owns the right of Way.

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I don't think you should allow new traffic usage on this path which is very popular with rambblers, and no new access should be allowed. The existing entrance to the farm should be the only access. I am also concerned that if work proceeds that all the wagons etc. should not disrupt the local residents by parking in the few parking spots by their properties that they use and created. I note there is a change of use to a Cookery School in addition to the holiday lets which presumably would also sleep some of the ones attending The Cooking Courses. Parking should be strictly controlled within their own boundaries. Finally, having made a small adjustment to my own house a few years ago I fully respect the National Park planning strictness and you will take all these standards into consideration when making decisions on this application.

Jane Smith, 3 Stone Cottages, Green End - Object. The application states that the property is accessed down a single track, private lane, off an unclassified highway leading to Beck Hole. This is not true; our properties are down a public highway, maintained by North Yorkshire County Council. The application says it is for a dwelling plus 2 holiday cottages, but there will be 3 letting units as well as the owners' accommodation which will also be used as a cookery school.

I am concerned about access. The application states that, rather than the entrance that has always been used, another existing gated access for agricultural vehicles (and a neighbour's property) will be used but that the position of the gate for this is hard up against a corner of one of the barns to be developed. This is not the case; the photographs labelled Figure 5 and Figure 8 (Design and Access Statement) clearly show this. Additionally, I query the claim that the gate itself has been moved; I have only been at Green End for 27 years, and there has been no change. The difference in appearance of a stretch of the wall on the right hand side of the gate is because this wall has fallen down and been rebuilt several times over the years. The gateway itself has never changed position.

The gateway and track beyond is a public bridleway, leading to another public footpath, both being maintained by the NYMNP, and indeed have been upgraded over the last two years. It is a popular route used mainly by walkers and should not be altered.

The whole site – owners' accommodation plus all the letting units – can be clearly seen from the bridleway, from the common outside and from the public highway.

Nowhere in the application is there any reference to how the development will receive a water supply. All the properties in the Green End/Hawthorn Hill area of Goathland rely on water from various springs on the moor. There is no mains water available. This means homes have only a fragile supply which has proved even more difficult for many of us during the long, hot summer that is just ending. With the owner's accommodation plus three holiday letting units and a cookery school within the owners' accommodation, there will be a huge increase in the volume of water the overall property will use in future. Where the water will come from and what effect it may have on all the neighbouring properties including my own.

I am disappointed at the large scale of the plans, and consider the whole to be over-development. The footprints of the existing house and the two barns are all to be increased, and this apparently despite the recommendations of the Planning Officer. Car parking is shown for eight cars without any provision for "day" cars for those attending the cookery school; this will mean (at least) a doubling of car traffic down the road, contributing to the detriment of this quiet, beautiful corner of the North York Moors.

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Please could I request a site visit by members of the Planning Committee. Please do not allow this application to be passed as it currently stands.

Amy Worley - Request clarification. The road down to the bottom of Green End is a highway maintained by NYCC. This road comes off the Beck Hole road which is, I believe, a C classification.

The wall to the right of the gate next to Green End House boundary was rebuilt by my husband in the spring of 2017 due to a section having collapsed, the work was carried out for Mr Andrew Bairstow, the owner of Green End House. This explains the distinct line in the stonework. The gateway has always been in the current position.

The development is 3 holiday cottages (not 2 as repeatedly stated in the application). Along with the cookery school this represents a sizeable development within a hamlet that currently consists of only seven properties.

The site can be seen from the public highway running to the bottom of Green End, the public footpath and bridleway that runs from Green End to Grosmont and Esk Valley and the public land owned by the Duchy of Lancaster within Green End. I would also like to draw your attention to the Local Plan Policy BL8 – Retail Development. Please can you confirm whether the Cookery School element of the development is within these parameters?

Regarding the issue of the water supply I have talked to the Environment Agency; the geology of the area is apparently complicated and involves areas of sandstone, siltstone & mudstone. To allay mine and my neighbour's fears I would like to request that the owners of Green End Farm carry out a full hydrogeological survey. This should be able to determine where the water will come from for a bore hole and to confirm that this will not draw on existing spring supplies relied upon by so many people in the area.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. **Strict Accordance With the Documentation Submitted or Minor Variations -**
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	15 August 2018
Proposed Site Plan	GEF/PP.100 Rev D	01 February 2019
Tree Protection Measures	GEF/PP.105 Rev A	13 March 2019
Main House Proposed Rear & West Side Elevation	GEF/PP.201 Rev B	01 November 2018
Main House Proposed Front & East Side Elevations	GEF/PP.200 Rev B	01 November 2018
Main House Proposed Ground Floor Plan	GEF/PP.110 Rev B	01 November 2018
Main House Proposed First Floor Plan	GEF/PP.111 Rev B	01 November 2018
Barn Range 1 Proposed Elevations	GEF/PP.202 Rev A	27 November 2018
Barn Range 2 Proposed Elevations	GEF/PP.203 Rev A	27 November 2018
Barn Ranges 1 & 2 Proposed Floor Plans	GEF/PP.112 Rev A	27 November 2018
Window Details	GEF/Window Photos	01 February 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

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3. **Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The ancillary cookery school hereby permitted shall only be attended by occupiers of the holiday accommodation available on site throughout the duration of their stay and shall not be made available to the general public.
5. **Use as Holiday Accommodation Only - Outside Villages**
The dwelling units hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
6. **Family Annexe - Outside Villages (insert)**
The annexe accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Green End Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family or friends of the occupier of the main dwelling.
7. **External Lighting - Submit Details**
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.
8. **Stone to be Approved**
No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
9. **Natural Clay Pantiles to be Used**
The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. No work shall commence on the construction of the zinc roof of the development hereby permitted until details of the roof material, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof material used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
11. **Pointing - New Development - Standard Mix**
All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:21/2 (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
12. No work shall commence on the timber (oak) cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and the timber cladding shall be untreated with any paint or stain finishes and shall be allowed to weather naturally. The timber cladding must be maintained in the above (agreed) condition in perpetuity unless otherwise agreed with the Local Planning Authority.

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13. The external surface of the aluminium window frames hereby permitted shall be coloured/powder-coated dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
14. **Rooflight Details to be Submitted**
No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
15. **Guttering Fixed by Gutter Spikes**
The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
16. **Black Coloured Rainwater Goods**
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
17. **Bat Survey Submitted**
The development hereby permitted shall be carried out in accordance with the mitigation measures set out in "Mitigation Method Statement" paragraphs 9.1 to 9.7 of the submitted Bat Survey dated 23 July 2018.
18. **Landscaping Scheme to be Implemented – Large Scale Development/General Development**
All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
19. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner other than in accordance with the approved plans and particulars without the prior written approval of the local planning authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.
20. If any retained tree is cut down, uprooted, destroyed or dies or is damaged to such an extent that its viability or amenity is reduced another tree shall be planted at the same place or at an alternative location and that tree shall be of such location, size and species as may be specified in writing by the Local Planning Authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars or any trees that have been planted under this condition. In this condition the specification for size and species of planted trees will be the nearest practical equivalent to the tree being replaced.
21. The property and holiday letting units hereby approved shall not be occupied or brought into use until the proposed borehole and associated treatment measures have been completed and implemented to the satisfaction of the Local Planning Authority in conjunction with the Environmental Health Officer.

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Informatives

1	<p>Bats</p> <p>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.</p>
2	<p>Coal Referral Area</p> <p>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 www.groundstability.com</p>
3	<p>PROW to be Kept Free From Obstruction at all Times</p> <p>Please note that the footpath/track situated through the site, to the south-east of Barn Range 2 the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.</p>
4	<p>MISC INF 12 Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>

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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.
5. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
6. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
7. 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.
- 8 to 12. 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.
- 13 to 16. 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.
17. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.
18. 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.
- 19 & 20. 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.
21. 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.

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Site setting:



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Main House:



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Courtyard from house:



Barn 1:



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Barn 2:



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Background

Green End Farm is a traditional moorland farm steading located approximately 2.2 kilometres north-west of the settlement of Goathland. The property has recently been acquired by the current owners/applicant who wish to undertake a programme of repairs, alterations, extensions and conversions to re-develop the former farm to create a place to live whilst harnessing the potential for business opportunities.

The site comprises: the main farmhouse which is of stone under pantile construction and has a traditional linear plan form with an attached outbuilding; a former milking parlour of traditional stone construction under corrugated sheet roof (identified as barn 1); a linear and relatively modern single storey storage pole barn (identified as barn 2); an open "Dutch" barn in the centre of the site and; a parcel of land extending to some 10.5 hectares.

The site is currently vacant and is understood to have been so for the last year or so. All buildings are in a satisfactory state of repair and have clearly been in use up until recently.

This application follows a pre-application enquiry and can be divided into three main elements:

- Refurbishment and extension of main residence to create family home with annexed unit available for either family or holiday letting
- Conversion of 2no. existing outbuildings to holiday letting cottages
- Provision of ancillary cookery school offering baking and catering courses to holiday cottage guests only (i.e. no additional visiting members of the public)

Other elements include the removal of the "Dutch" barn in the centre of the site and landscaping of the courtyard and its environs.

The submitted scheme proposes a two storey side (west) extension of contemporary design and material, including an area of raised decking to the north side. The proposed extension measures 6.3 metres by 5 metres with an additional single storey rear extension of 3.9 metres deep and 9.5 metres long linking into the existing rear offshoot. The height of the proposed side extension is shown to match the proportions of the host property and instead of creating a distinction between the old and new by conventional methods such as a reduced gable width and ridge height, the extension has is proposed to be of a distinctly different design and materials. The remaining refurbishment proposals remain faithful to the existing character of the farmhouse with very few alterations being proposed. The poor quality lean-to porch on the front elevation will be removed to reveal the original front door opening together with the installation of replacement timber windows of a traditional design and conversion of the attached barn to annexed/holiday accommodation. The proposal seeks to retain the original character of this part of the property with the arched opening fitted with aluminium framed full height glazing together with the blocking of an eaves level window and creation of modest new opening at ground floor. Alterations at the rear of the property however, are proposed to be more substantial and the introduction of a four-pane section of glazing with equally proportioned section of roof glazing above to serve the annexe (kitchen/dining area and first floor bedroom). It is also proposed to rebuild the lean-to outbuilding positioned on the eastern gable and introduce an asymmetric pitched roof to replace the existing steel roof. The space would continue to be used as an outbuilding/plant room.

The conversion of the two detached outbuildings on the site to holiday letting accommodation seek to provide two units of 2no. bedroom holiday cottages.

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Barn 1 is the oldest and most traditional in terms of appearance, yet it has a corrugated sheet roof which generally detracts from its quality and character. The scheme has been carefully designed to make use of the existing openings and minimise additional openings. The scheme proposes 1no. additional window in the front (east) elevation together with the insertion of 3no. conservation style rooflights (the sizes of which have been substantially reduced through negotiations); on the rear (west) elevation the existing door and eaves level window are to be utilised with an additional section of patent glazing above the eaves window. A small lean-to extension is proposed on the front elevation to provide a very modest ensuite bathroom and plant room measuring 1.4m projection by 4m, constructed of materials to match the main barn. The existing sheet metal roof is to be replaced with clay pantiles and clay ridge tiles.

The proposed works to Barn 2 are similarly sympathetic to the original building, seeking to retain two of the three open bays fully evident by the insertion of full height plain glazed door systems, the remaining bay will be partially infilled with horizontal timber boarding flanked by glazing to offer better privacy to the bedroom. The three stable doors are proposed to be glazed and the applicant's agent has provided amended plans which alter the style of glazing proposed. The three concrete framed windows in the rear elevation will be replaced with simple two pane casement style windows. Finally, an extension to the barn to provide an ensuite shower room and secure bicycle storage facility including electric bike charging points is proposed to be added and clad in horizontal oak cladding with 'hidden'/frameless doors.

The proposed landscaping scheme has been amended throughout the determination process to address Officer concerns relating to the formal nature of the proposals in an otherwise unspoilt and agricultural setting. The applicant's agent has submitted a revised scheme which reduces the amount of formal pathways but maintains the aim of allowing holiday cottage guests to reach the main farmhouse for cooking/baking sessions. The revised plan also shows reduced areas of paving in front of the cottages and the omission of the gabion basket arrangement to the rear of Barn 2.

Policy Context

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design), 8 (Conversion of Traditional Unlisted Rural Buildings), 14 (Tourism and Recreation) and 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

DP8 seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area,

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is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not require changes to the building's curtilage or new vehicular access or parking areas.

DP14 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.

DP19 is supportive of proposals for development within the domestic curtilage provided that it does not detract from the character and form of the original dwelling or its setting and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Main Issues

The main issues associated with this scheme are considered to be whether the proposed conversion of barns to holiday accommodation and the combined offering of cooking/baking lessons provided to guests (and within the main house) are acceptable in terms of expected activity levels and whether there would be any unacceptable loss of residential amenity for neighbouring occupiers. In addition to the above, consideration is given to whether the proposed extensions, alterations and landscaping scheme are acceptable and commensurate with the existing architectural form and character of built development on the site together with the wider landscape of the National Park.

Principle of Development

Green End Farm is a very attractive and relatively modest farm steading set within a small cluster of development in an otherwise open countryside setting. It is understood that the site has not been in operational use as a farm for some time now and therefore in the absence of the continuation of this original use, the Authority accepts that an alternative use is required in order to ensure the conservation of the site.

The Authority's CSDPD is generally supportive of the reuse of unlisted rural buildings for an economic use and therefore, the conversion of the outbuildings to holiday accommodation is in compliance with this aim. With the reuse of redundant building often comes the likelihood of increased activity levels or vehicular traffic. The existing established use of these buildings is agricultural which of course brings with it the potential for large vehicles and machinery. The Highway Authority has assessed the proposal and advised that the traffic that will be generated by this proposal is not expected to have a significant impact on the publicly maintainable highway network. On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Main Farmhouse and Attached Outbuilding

The proposed two storey side extension, leading into a single storey rear extension is considered acceptable in terms of scale, mass and position. The extent of works proposed has been reduced from the pre-application starting point and although the side extension is of matching proportions to the host building, through the use of a different design rationale and alternative construction materials it is considered that the extension does not compete for dominance.

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In accordance with Officer advice, the submitted scheme seeks to retain the traditional materials in the restoration works proposed for the main house in order to strengthen its appearance as a local vernacular farmhouse. The removal of the unsympathetic porch and restoration of the farmhouse's front elevation is considered to enhance the property which helps to create a clear contrast between the original house and extension allowing each phase of building to be identified and architecturally distinct.

At the rear of the property, the proposed alterations are more dramatic and include a large proportion of glazing in order to maximise the outlook from the property and increase natural light within the property. The proposals are much reduced from the pre-application submission and seek to work within the existing limits of the building rather than provide a first floor/eaves extension as originally sought. The proposal does however seek to introduce two sections of full height glazing with an area of patent glazing in-line with the four-section doors of the barn/annexe conversion. DP8 is largely a building conservation policy seeking to retain the agricultural or utilitarian character of a rural building and which resists new openings, extensions and alterations of a domestic character. The retention of the existing form of the building is welcomed and whilst the glazed sections are larger than typically supported, the harm is considered to be off-set by the removal of existing unsympathetic materials and extensions at the rear. Having regard to the large section of roof glazing, this is method frequently used in conversion schemes where the roof of a building has previously been covered with corrugated or sheet materials. There is a substantial section of roof covered with pale grey corrugated metal which has deteriorated over time. The re-roofing of this section with traditional clay pantiles is welcomed and therefore the proposal to introduce a glazed section adjacent (effectively swapping the position) is considered acceptable.

The alteration of the dilapidated lean-to store to create a pitched roof store/plant room is considered to greatly enhance the appearance of the site and the introduction of details such as setting the front elevation back slightly and improved materials results in a much more complementary building.

Barn 1 Conversion

The proposed scheme is considered to be sensitive and whilst it includes a small extension, a new opening and rooflights, these alterations are considered to be sufficiently small scale to be considered acceptable under the requirements of DP8. The number and size of rooflights has been reduced and the amended plans show the retention of (replica) doors/shutters to be pinned back in order to respect the character of the host building post-conversion. The existing roof covering is corrugated metal sheeting and other than indicating the utilitarian use of the building, this material is considered to detract from the character of the building. On balance, the proposed changes are of a scale and nature which is compatible with the building and its setting.

Barn 2 Conversion

This barn is not as old or traditional as Barn 1 and comprises 3no. stables and 3no. open bayed stores. Due to the generous provision of existing openings, there is little pressure for additional openings in the building and instead the applicant's agent seeks to utilise the existing openings, introducing aluminium framed full glazing comprising a mixture of full height and smaller proportioned windows.

Officers initially raised concern in relation to the size of the proposed extension which was considered to exceed the size that could be supported under Development Policy 8. The submitted scheme shows a reduction in size by 1.8 metres which creates a good separation from the boundary wall.

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In a similar manner to the proposed house extension, the scheme proposes the extension to be of matching proportions with the building, continuing the roofline and roof materials but finishing the external walls with horizontal oak cladding.

The overall scheme is considered to represent minimal intervention and seeks to ensure the general character of the building remains evident.

Landscaping

On plan, the revised landscaping scheme appears quite extensive; however the proposals seek to incorporate/repair many existing features such as the dry stone walled enclosure to the east of the site and repurposing the space to a parking area and hen enclosure. The amended plans which show a significant reduction in paved areas and pathways is welcomed and the retention of large areas of lawn seeks to maintain the existing appearance. Other items such as the herb garden and new orchard do not require planning permission and therefore have been given minimal weight as part of the landscaping plans.

Other Considerations**Bats and Birds**

The application has been supported by a bat survey which has been assessed by the Authority's consultant ecologist. Officers have been advised that the report is very thorough and shows that there is moderate to high possibility that bat roosts may be found in a few of the buildings on site and that there is good quality habitat for bats close by. However, the emergence surveys carried out showed that only one small common pipistrelle roost was found.

Further comments were submitted following the submission of the tree survey in respect of whether the removal of trees would result in any adverse impact on bat populations. The Authority's Consultant Ecologist has noted that the survey covers the buildings in detail but not the woodland. She has therefore contacted the surveyor directly to check whether he has concerns about the removal of some trees but he has responded that he does not anticipate any impacts on bats from tree removal as the ones to be removed are mainly scrub and conifers. He therefore confirmed that his previous comments therefore apply.

In view of the above, the ecologist has confirmed that planning permission can be given and all works will need to be carried out under a Low Impact European Protected Species Bat Licence, which the Survey Ecologist will obtain.

The Authority's Ecologist has also requested the inclusion of a bird informative should planning permission be issued.

Trees

The Authority's Woodland Officer has considered the proposal and advised that whilst trees are plotted on plans and referred to in text, they really need to be assessed and plotted as part of a tree survey undertaken in accordance with guidance in BS 5837. An arboricultural impact assessment should complement that along with a tree protection plan to show how retained trees will be preserved during the development phase.

The woodland Officer noted that the design and access statement clearly attributes subsidence in one of the buildings to the nearby trees. However the structural survey does not support this it merely states that "The cracking has occurred where the property is potentially vulnerable due to the influence of the nearby trees, steep slope and the existing foundations being affected by the drainage pipe, if it is damage".

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It is pleasing to see that some additional tree planting has been proposed but we will need to give this aspect careful consideration to ensure that this appropriately enhances the setting of the development

The applicant's agent has submitted a tree survey covering the whole site which has since been considered by the Woodland Officer who has added further comments and requests. Although no scale drawing with the root protection areas (RPAs) marked appears to have been supplied, it is estimate that there is a conflict with the extension to the west of the main building and the RPAs of T13 and T14. Whilst this part of the building is to be constructed above ground it does not mean that there will be no impact on the rooting environment.

T13 and T14 have been classified as veteran trees by the applicants arboriculturalist. The NPPF 175c states *"development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists"*. In this case there will be no wholly exceptional reasons based on the definition in the guidance.

Current standing advice from Natural England and the Forestry Commission states that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. Buffer zones should ideally comprise of semi-natural vegetation.

In view of the above, the applicant's agent has been asked to provide a scale plan showing the RPA's of the retained trees and the locations of the tree protection fencing. It is further advised that if the applicant wishes to proceed with this aspect of the application we will also need a detailed arboricultural method statement for any activity within the buffer zone.

The Authority's Woodland Officer met the applicant's agent on site to obtain further advice and agree an suitable way forward. The outcome of this meeting is a revised plan to cover measures to safeguard the two ancient ash trees. The woodland Officer has confirmed that the theoretical root protection areas of the trees would be impinged but he is confident that the topography of the site means that the trees are unlikely to be affected if carried out with due care. The Authority's Woodland Officer is now satisfied that the development can be implemented with suitable conditions.

Archaeology

The application site is situated within an Historic Environment Record and consequently the Authority's Archaeological Officer has assessed the proposal. Whilst the plans are not in direct conflict with any heritage it must be noted that the farm lies within HER 8111, a very large area of field system which matches the original 6" 1853 OS mapping almost exactly, and is likely to have originated much earlier. The development area is not an issue, but it would be useful to ask developers to stay away from the field c.50m north and west of the farm house, which has ridge and furrow historic plough marks.

Secondly, the footpath marked on the plans immediately to the east and north of the development area is also an historic trod, No. 39. It does not appear to be directly under threat from the development, but again the Archaeological Officer has asked that the developers avoid using it for access at all due to potentially fragile historic fabric.

Both these aspects have been brought to the attention of the applicant's agent and consideration is given to including the matters as an informative.

Water

The anticipated impact on the water supply in this location has attracted the largest amount of neighbour concern/objection. This matter has been investigated at length by the applicants and their agent in conjunction with the Environmental Health Officer (EHO). Following the EHO's detailed comments and advice, the applicant's agent confirmed by e-mail that he has been in touch with two water borehole companies to obtain quotes. Both allow for full water analysis tests, and he has been provided with relevant costs and space requirements for treatment plant should this be needed. Both have also included for formation of borehole head chamber with steel cover, which the agent has confirmed he will ensure is set 150mm above finished adjacent ground levels as recommended by the EHO.

Public Rights of Way

The Authority received an objection from the Rambler's Association to the proposal based on the lack of confirmation that the Public Rights of Way will be open at all times during construction. The applicant's agent acknowledged that this should have been included in his submission and therefore provided written confirmation that there is no intention or requirement to close the right of way off and safe and continuous access will be maintained throughout the construction process.

However, in response to the landscaping scheme/revised block plan, the Authority's Area Ranger advised that the proposal affects Public Bridleways Goathland 32 and Goathland 30 and the proposed realignment of the public bridleway may need a legal order before work can commence.

The bridleways form part of a very popular promoted route and the proposal introduces increased vehicular traffic along this route.

Comments submitted by neighbouring occupiers also draw attention to the popularity of the PRow in the vicinity and it is felt that the existing/original access to the farm should be maintained rather than swapping it to be shared with the bridleway route, particularly as this will increase vehicular traffic along routes used by pedestrians and horse riders.

A site meeting was held between the Case Officer, Area Ranger and Agent to address the PRow Issues. The position of the route of the public bridleway in relation to the existing buildings and proposed developments was assessed, together with the historical stone trods and 'bridge'. It was agreed that all features of interest could be satisfactorily retained and with the relocation of existing gates, the route could be improved for all users. An amended plan has been submitted and the Area Ranger has confirmed that she is satisfied that the proposal does not require a diversion and she has no further concerns. A reduction in the number of gates across the bridleway would make the bridleway more convenient for all users. The trod stones need protecting and further advice should be sought from a specialist on how best to do this.

Conclusion

The various amendments throughout the application have been offered for further consultation comment and no further objections or comments have been received. The Parish Council has confirmed they have no objection to the scheme.

The proposal is considered to be of a scale, design and nature which is compatible with the site and its setting. Although quite extensive in terms of the scope of works proposed, the proposed development includes a number of enhancements to the buildings and immediate landscape setting.

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Officers are satisfied that important protected species, trees and archaeological features have been adequately addressed together with matters of private water supply (which would ultimately be regulated by Scarborough Borough Council).

In accordance with the planning policies outlined above, the proposal is considered to be of sufficiently high quality design and respectful to the host buildings and neighbouring occupiers. Consequently, subject to the above conditions, 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.