

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2019/0110/CU

Proposal: change of use of the tea room and Bed and Breakfast accommodation to 3 no. holiday cottages/local occupancy letting dwellings

Location: The Grainary, Keasbeck Hill Farm, Harwood Dale

Decision Date: 22 April 2019

Extended to:

Consultations

Parish – No objections

Highways – No objections

Yorkshire Water -

Environmental Health Officer –No objections

Site Notice Expiry Date – 5 April 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

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 - Document No.s Specified**
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 and block plan	18.04-01	25/02/2019
Proposed ground floor plan	---	17/04/2019
Proposed first floor plan	---	17/04/2019

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

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3. The occupation of the dwelling hereby permitted shall be limited to either holiday letting or local occupancy letting accommodation meeting the criteria set out below:

Local Occupancy:-

- i) a qualifying person; and
- ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
- b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or
- c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or
- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton. RSUO11 Use as Holiday Accommodation Only - Outside Villages

Holiday letting:-

The dwelling unit 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.

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4. The holiday units/local occupancy units hereby permitted shall form and remain part of the curtilage of the existing property known as Keasbeck Hill Farm and shall not be sold or leased off from this site or let off except as holiday accommodation/local occupancy letting in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.

Reason(s) for Condition(s)

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 comply with NYM Core Policy J which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality or to provide holiday accommodation.
4. 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.

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Background

Keasbeck Farm Cottage is a substantial semi-detached stone and pantile property situated off the main Harwood Dale road. A bridleway runs through the site to the east and Broadlands Beck to the west.

The site comprises an established but diversified working farm, which also includes a bed and breakfast accommodation, and tea rooms and detached holiday accommodation, as well as walks around the farm, which is accessible for wheel chair users.

This applicant is wishing to retire and the property has been on the market for some time. This application seeks permission to change the use of the tea rooms and bed and breakfast accommodation into 3 self-contained holiday cottages or local occupancy dwellings.

No external alterations are proposed.

Main Issues

Core Policy J of the NYM Local Development Plan seeks to permit the conversion or traditional rural buildings to residential letting for local needs. Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will make use of existing buildings.

This proposal relates to an existing tourist use with holiday accommodation and it is considered that the change from B&B to self-contained holiday lets would be in accordance with DP14. Equally, as the proposal relates to an existing group of traditional buildings, it is considered that their use to provide local occupancy accommodation would be in accordance with Core Policy J.

No objections have been received with regard to this application.

Approval is therefore recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.