

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hinderwell	App No. NYM/2019/0166/CU
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Proposal: change of use to 1 no. holiday letting unit (part retrospective)

Location: Mulgrave House, 16 High Street, Hinderwell

Applicant: Mr Andrew Donoghue, Mulgrave House, 16 High Street, Hinderwell,
Saltburn by the Sea, North Yorkshire, TS13 5JH

Date for Decision: 17 May 2019

Grid Ref: 479198 516850

Director of Planning's Recommendation

Approval subject to the following conditions:

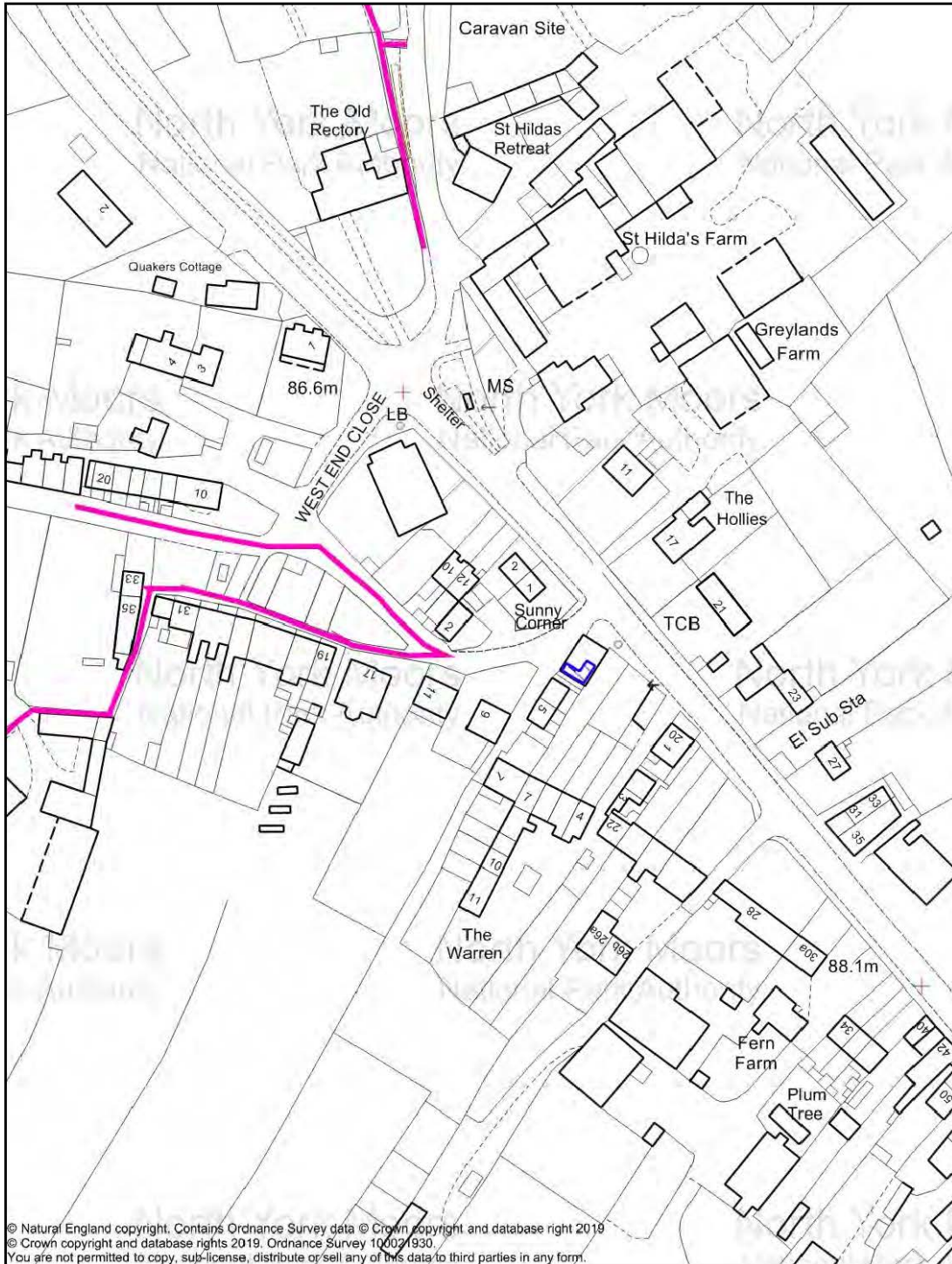
1. Standard Three Year Commencement Date
2. Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. Use as Holiday Accommodation Only - Inside Villages
4. The holiday letting unit hereby permitted shall form and remain part of the curtilage of Mulgrave House, 16 High Street Hinderwell as a single planning unit (along with the existing Cafe use, Letting rooms and holiday letting apartment) and shall not be sold off, leased or operated independently from the main business operation without a further grant of planning permission from the Local Planning Authority
5. The use of the internal floor space of the building shall be as indicated on the approved plans and there shall be no increase in size or change to these uses without the written approval of the Local Planning Authority.



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2019/0166/CU

Scale: 1:1250



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Consultations

Parish – 8/4/2019 Objects to the application - We need clarification of the proposed location of the parking space for two cars.

Highways – 22/05/2019- On the clear understanding that the application site already has the use as a retail unit and the proposed holiday letting unit will replace this use, the LHA would not expect any significant increase in traffic for the proposed use compared with the use that it already holds.

Consequently there are **no local highway authority objections** to the proposed development

Environmental Health Officer –

Yorkshire Water –

Site Notice Expiry Date – 30 April 2019

Background

Mulgrave House, 16 High Street, Hinderwell currently operates as the Runcible Spoon Café with Bed and Breakfast accommodation above in the form of four en-suite rooms and an apartment on the top floor. The lower ground floor to which this application relates has approval to be used as a retail unit as part of the same operation as the rest of the building, however at present it is used for storage. Works have started to convert the lower ground floor rooms into the holiday letting unit proposed under this application, hence this application is part retrospective.

The building is located towards the northern end of the village at the junction of the A171 and Porret Lane. The building has formerly been a pharmacy with flat above, and a Bistro and Deli but is now operated as a Café with letting accommodation above.

This application seeks to change the use of the basement kitchen, storage room (previously the retail space) and the staff w/c into a small letting unit comprising of a double bedroom, kitchen/diner and a shower room. The internal link to the ground floor will be retained, however this will not be accessible to occupants of the letting unit. No external alterations are proposed.

In support of their application the applicant states that “we already have a 2nd floor self-contained apartment which is unsuitable for less able people. Often there are enquiries made into the suitability of the accommodation on offer at the Runcible Spoon and we lose business when certain customers realise there are two flights of stairs to the accommodation.”

The application form states that there are no parking spaces with the property at present although two are proposed under this application, although no details of this were provided. When asked further with regard to this matter the following information was submitted “A space for one car has been allocated at the front of the Badger Hounds in Hinderwell after consultation with Stephen Sands and Partner, the current tenants now running the Public House. One space is all that can be offered to me, which in my opinion is sufficient, considering the size of the apartment which will be let to one visiting couple or single person at a time.”

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Main Issues**Policy Background**

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 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.

Comments Raised in Relation to the Proposal

An objection to the proposal has been received from the Parish Council on the grounds of lack of information with regard to the parking arrangements. The Highway Officer sought further clarification with regard to the activity levels on the remaining element of the site and the proposed parking from the applicant.. Whilst not desirable to encourage, there is limited on-street parking available in the immediate locality off the A174 at West End Close.

In response the clarification offered by the applicant that the remaining upper floor uses will be retained, the Highways Officer has returned a comment of no objection on the understanding that the application site already has the use as a retail unit and the proposed holiday letting unit will replace this use. The Local Highway Authority would not expect any significant increase in traffic for the proposed use compared with the use that it already holds. The proposed use is likely to improve the economic viability of the cafe, which is one of the few such facilities located on the main road between Easington and Whitby. The proposed letting room apartment requires no alterations to the building's existing fabric and therefore the provision of parking is the main issue.

The proposed use as a holiday letting unit is not considered to attract as many car journeys as a retail unit would and the additional parking which has been agreed at the Badger Hounds is welcomed to address the existing situation of on street parking in the locality.

In view of the physical layout and characteristics of the building, it is considered that the proposed new use should be tied to the existing cafe use of the building to ensure that they are not operated as separate concerns. Officers are aware that overnight accommodation is often required to accommodate some visitors to Boulby mine closeby.

The proposal would improve the provision of serviced accommodation within the village without having a detrimental impact on the character and appearance of the locality or wider landscape. The development is considered to comply with the requirements of Development Policy 14 of the NYM Local Development Framework and therefore approval is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy B3 which seeks to promote overnight tourism in and around the National Park.

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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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework