

NYMNPA

13/08/2019

From: Rowland, Natasha
Sent: 13 August 2019 16:41
To: Ailsa Teasdale
Subject: RE: NYM2019/0341/FL - Greenacres Barn, Staithes

Dear Ailsa

Thank you the extension of time is agreed until 10 September 2019 to allow time for planning committee deliberations.

Please find attached a response to various matters raised on the application. Any queries let me know.

Kind regards

Natasha

Natasha Rowland MRTPI

Planning Adviser (North)

National Trust

Goddards,

27 Tadcaster Road,

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Date: 13 August 2019

**National
Trust**

Ms A Teasdale
Senior Planning Officer
North York Moors National Park Authority
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP

FAO: Ms A Teasdale

Dear Sirs

NYM2019/0341/FL - Greenacres Barn, Staithes

The National Trust would like to take the opportunity to respond to the comments raised on the above application that we have submitted for the Change of Use of Greenacres Barn at Staithes to create a camping bothy.

We note that the Parish Council has objected to the proposal and there is a third party objection from a neighbouring landowner. Our response to the matters raised is as follows;

The principle of the proposed development

NT considers that the proposed conversion of the barn to provide basic bothy accommodation would be a sensitive reuse of a traditional building within the National Park, providing low cost accommodation to walkers using the popular Cleveland Way.

Our view is that the proposal is supported by the Local Plan Core Strategy Core Policy H which outlines that sustainable tourism based on recreation activities related to the understanding and enjoyment of the Park will be permitted.

In addition, we understand that Development Policy 14 supports new tourism development where a number of criteria are satisfied which includes, providing opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities. This proposal is located on land owned by NT where it can be appropriately managed in order to preserve the special qualities of the area and support the quiet enjoyment of the coastline, in a property which will only be accessible for walkers. Furthermore, the proposal uses an existing building to accommodate the use.

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The building satisfies the broad principles of conversion outlined in Development Policy 8 in that it is of solid construction and capable of conversion without requiring extensions. Whilst it is located outside of an existing group of buildings, this requirement would appear to be an intent to protect wider landscape character impacts from isolated development in the countryside which might arise from residential uses. This proposal is one that would support the rural economy as a building that benefits from a sustainable location, directly on the public footpath network with direct pedestrian access, only 300m into Staithes where there are a range of facilities available. The proposed use is distinct from other forms of tourism accommodation that would typically be found within settlements as there is a direct functional link between the proposal in this location and providing accommodation on an existing walking route.

Externally, we would look to replicate the existing post and wire fencing around the building to provide a curtilage sufficient to allow people to walk around the building. The fencing would be required should the field be used for livestock in the future. There would be no wider impacts on the character or appearance of the area.

National Planning Policy Framework paragraph 88 explains that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

The proposal satisfies this guidance by supporting a sustainable tourism and leisure facility which in turn respects the character of the countryside in this location.

The Park will be aware that the National Trust is a registered Charity and it is worth highlighting that income derived from this type of project helps to financially support our conservation work along the North York Moors Coast.

We note that the neighbouring landowner to the property has objected to this proposal but we respectfully disagree with the concerns that this proposal will have a huge impact for the following reasons;

The conveyance of the property contains a right for the Trust to connect into a water supply on adjacent land.

The cesspool will be emptied twice a year as a matter of course although it will also be monitored by property staff each time the bothy is checked or cleaned and further empties will be commissioned as necessary. Our contractors have suitable vehicles to access the property at all times of year.

The neighbour has raised an issue regarding upkeep of the access road, this is not a relevant planning consideration in this proposal which is to have access to the property solely by walkers. Other private property interests are raised in the letter which is not relevant here.

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The Park's Ecology officer has confirmed that a Barn Owl nest box is supported as suitable mitigation opportunity to protect the ecological interest here and there is minimal building works required to accommodate the use.

The Park's Ecology officer has also enquired about other Swallow nesting sites on the Trust's property. We confirm that the National Trust owns a large number of vernacular agricultural buildings of traditional and modern construction across the county and wider country, many of which provide ideal habitats for swallows. Examples of possible nesting sites on the Trust's Yorkshire Coast Estate would be the disused Guible Fan House at Warsett Hill, agricultural buildings at Bottom House Farm and the ranger base and offices at Ravenscar. Should it assist we would be happy to agree to the provision of a Swallow nest box externally on Greenacres Barn.

We understand that the farmer has highlighted the use of organic fertiliser with pig manure in a nearby field. We do not consider this would prevent walkers in the countryside using the property who will be used to a rural environment. We note Environmental health officer has not raised any concern in this respect.

Management Plan

The National Trust owns and manages a range of camping bothies in National Parks and will bring this experience to the management of Greenacres Barn. Our experience of operating similar basic accommodation on well used walking routes elsewhere is that users are respectful of the building and surroundings.

However, we thought it would assist the Council to consider the following management principles associated with the operation of this facility and would be happy for this Plan to be the subject of a planning condition;

- All bookings for the bothy will be made in advance through the central National Trust Holidays Team; there will be no ad hoc arrivals or walk-in guests. Guests will receive codes for the key safe and all pre-arrival information, including walking directions.
- Access by foot only will be reinforced through our website and made clear at point of booking
- The vehicular gate to the site will be padlocked and the key will not be made available to guests at the bothy.
- The bothy will have a key safe and guests will receive the codes for these at the time of booking. Keys will be returned to the safes at the end of each stay;
- The accommodation includes basic sleeping platforms - guests will be advised at time of booking to bring their own bedding.
- There is no electricity provided to the camping bothy and guests will be advised at the time of booking to bring battery powered lanterns/torches for internal lighting.
- A welcome folder will be left in the bothy, with emergency contact details, information of things to see and do within the area and access routes to the nearby facilities in Staithes via existing public rights of way.
- There will be warning notices for any hazards, and notices to advise guests not to disturb any of the neighbours.

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- Although guests will be asked to leave the bothy as they found it, NT staff will check the bothies on a regular basis between stays to ensure rubbish has been disposed of, the bothy, toilet and surrounding area left tidy, keys returned and to carry out any necessary compliance checks.

I trust this answers the concerns raised on this proposal and we would be happy to answer any further queries.

Yours sincerely

Natasha Rowland MRTPI
Planning Adviser (North)

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