

NYMNP

19/08/2019

Planning Supporting Statement

For: Mr K Howard

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3 no. Cottages, Summerfield Lane, Stainsacre

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been instructed by the applicant to submit a planning application in relation to the area outlined in red on the attached location plan at Honey Suckle Cottage, Rigg View Cottage and Abbey View Cottage, Stainsacre, Whitby, YO22 4NT.
- 1.2 The client has instructed use of the local occupancy dwellings to be varied to allow all year round letting use as holiday cottages and/or local occupancy dwellings (dual use).
- 1.3 The accompanying location plan identifies the site in the context of Stainsacre village and nearby properties in the National Park.
- 1.4 There are no physical alterations to the 3 no. properties which are the subject of this planning application.
- 1.5 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A check of the NYM National Park Authority's online planning explorer has revealed the relevant planning history and consents.

NYM4/033/0094B/PA – Conversion of existing barns to holiday cottages and erection of conservatory to rear of farmhouse at The Farm Stainsacre – Approve.

NYM/2009/0273/FL – Relaxation of Condition 6 of planning approval NYM4/033/0094B/PA to allow residential letting at The Farm, Stainsacre - Approve

NYM/2017/0303/CVC - Verification of Condition 3 of planning approval NYM/2009/0273/FL at Chestnut Cottage, Stainsacre – Approve.

NYM/2019/0131/FL – Variation of Condition 3 of planning approval NYM/2009/0273/FL to allow a dual residential letting and holiday letting use at Chestnut Cottage, Summerfield Lane, Stainsacre – Approve.

4.0 The Proposal

- 4.1 Stainsacre village is located 3 miles from Whitby and is within easy reach of coastal areas and the North York Moors. It makes a good base for those exploring the area for tourism and recreational purposes.
- 4.2 The 3 no. cottages comprise two, 2 bed cottages and one, 1 bed cottage and make up a courtyard development of successfully converted barns within the built-up part of the village. The cottages lie on the western boundary and occupy the southern corner of the site and project north towards Chestnut Cottage (in separate ownership).
- 4.3 All three cottages are of traditional stone and pantile construction with a small amount of amenity space to the property frontages together with parking for all three cottages.
- 4.4 The applicant is seeking permission to utilise all three of the cottages in a manner which would potentially widen their individual and/or collective use by reintroducing the use by which they were originally permitted under NYM4/033/0094B/PA i.e. holiday letting use.
- 4.5 This application seeks permission to vary the condition which currently restricts their use to local occupancy in order that they can also be let out for holiday accommodation (dual use).
- 4.6 The properties are of an adequate size and proportion to cater for the required accommodation need(s) of all the proposed users of the site.
- 4.7 The scope of works covered in the application will provide high quality accommodation within the village and will ensure the long-term use and preservation of former traditional buildings is maintained without harm to the special qualities of the area, local landscape or the amenity of adjoining neighbours.

Site Management

- 4.8 The site would be managed by Mr K Howard (owner) who has a long-term commitment to Stainsacre village having lived in and around the Whitby area for most of his life. The applicant will operate and manage the 3 no. units, control future lettings and control the level of activity at the site.

Employment

- 4.9 The unit will make a small contribution towards local employment and a larger role in supporting the local tourism economy which the area is heavily reliant on. It will essentially provide opportunities for all people to increase their awareness, understanding and enjoyment of the National Parks special qualities through use of existing buildings.



Fig 1. – Application site – includes 3 no. properties, access and parking

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Fig 2. – Looking into the site from Stainsacre Lane, Stainsacre – principle elevations



Fig 3. – Abbey View – northern most cottage

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Fig 4. – Rigg View, central cottage



Fig 5. – Honeysuckle Cottage, southern most cottage

5.0 Planning Policy Context

National Planning Policy (NPPF) (2019)

- 5.1 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 5.2 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 5.3 Paragraph 83 of the NPPF states 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; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’.
- The breadth of support that this policy offers is demonstrated by encouragement of sustainable growth and expansion of ‘all types of business in rural areas’, whether this is by changes of use or by new buildings.
- 5.4 Paragraph 172 of the NPPF states that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues’.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

- 5.5 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park and to determine planning applications.
- 5.6 The Core Strategy and Development Policies Document was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

- 5.7 **Core Policy J** (Housing) requires housing in the NYM National Park to provide a mix of housing types and tenures to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing.

In Stainsacre, this is supported by the development of local needs housing located on infill sites or as a conversion of an existing building within the main built up area of the village.

- 5.8 **Development Policy 14** (Tourism and Recreation) requires the quality of the tourism and recreation product in the National Park to be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where (amongst other things) it will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.

- 5.9 The principle of allowing both uses has in effect already been established by the two mentioned previous consents NYM4/033/0094B/PA and NYM/2009/0273/FL.

Supplementary Planning Documents

- 5.10 Planning advice note 'Conversions and the Economic Use Test' confirms that the National Park recognises that many traditional buildings are likely to be suitable for re-use for economic purposes which can operate without affecting the special qualities and tranquillity of the Park.
- 5.11 The Advice Note confirms that 'holiday letting' and 'local needs letting' are an economic use and therefore in the circumstances the viability and economic use tests will not be applicable.

6.0 Conclusion

- 6.1 The proposal would enable the 3 no. cottages to be let as holiday accommodation and for local occupancy letting dwellings, both of which are uses that have previously been permitted and implemented in the past.
- 6.2 It is likely that the 2009 consent was passed at the start of the plan period when it was recognised that the market trend for full time lettable units was favoured and a higher income could be commanded from rentable accommodation.
- 6.3 A recent shift indicates the current market trend is moving back towards holiday accommodation and the relevant Local Plan policies that remain in force are supportive of this.
- 6.4 As such it is concluded that the proposal backs the economic, social and environmental conditions of the area without harm to the amenity of neighbouring residents.
- 6.5 Paragraph 9 of the NPPF stresses that planning policies should take local circumstances into account, and reflect the 'character, needs and opportunities' of areas. In this case, there is no reason why a well-managed, dual use shouldn't work hand in hand as a means of providing economic strength and stability to the locality.
- 6.6 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted.

Cheryl Ward Planning

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NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

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