

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hinderwell	App No. NYM/2019/0341/FL
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Proposal: conversion of barn to camping bothy

Location: Greenacres Barn, Staithes

Applicant: National Trust, fao: Mrs Rachael Copping, York Hub, Goddards,
27 Tadcaster Road, York, YO24 1GG

Date for Decision: 09 August 2019

Extended to: 06 September 2019

Grid Ref: 478615 518633

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIM01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations – Document No's Specified
3. RSU000 The camping barn accommodation hereby approved shall be managed in perpetuity in accordance with the "Management Plan" detailed in the letter from Natasha Rowland, National Trust dated 13 August 2019 unless otherwise agreed in writing with the National Park Authority.
4. RSU000 The camping barn hereby approved shall not be used for residential purposes other than overnight accommodation for walkers. For the purpose of this condition 'overnight accommodation for walkers' means letting to the same person, group of persons or family for period(s) not exceeding a total of 14 nights in any one calendar year.
5. MATS00 All new windows and doors proposed to be installed shall be unpainted timber and thereafter be so maintained.
6. MATS47 Window Frames in Reveals - Specify Set Back (70mm)
7. MISC02 Bat Survey Submitted

Informative

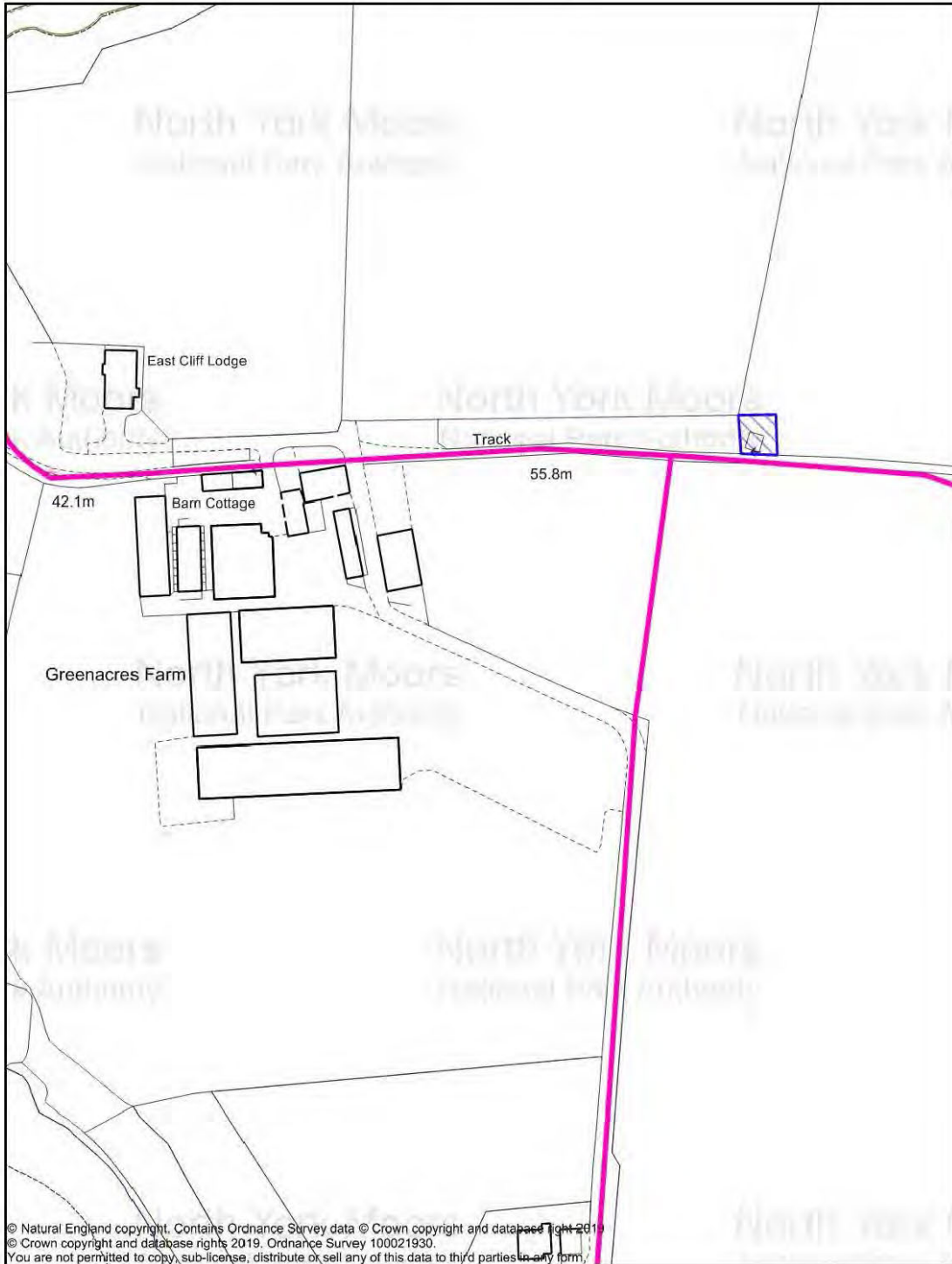
1. Coal Referral Area



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

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Scale: 1:1500





Consultations

Parish - Objects to the application - Unwarranted commercial venture. Development in open countryside, not within or near another group of buildings.

Highways - On the clear understanding that access to the building will be by foot only, there are no local highway authority objections to the proposed development.

Environmental Health Officer - I have no objections on housing or environmental health grounds.

Police Traffic -

National Trust -

Site Notice Expiry Date - 18 July 2019

Others - Mr & Mrs Barker, East Cliffe Lodge, Cliff Road, Staithes

12-07-2019 Additional Concerns:

It is noted that regular checks will be undertaken by the National Trust's Holidays Manager to the Bothy - Is this manager going to pay to park in Staithes and then walk to the Bothy with it being so close? How many times a week is there going to be a visit? If not, and they wish to unlock their field each time and park within their land - Would they then contribute to the road maintenance of the track that leads towards the Bothy and the surrounding land (fields full of thistles) that they are currently trying to find someone to rent?

The National Trust says guests will be advised when booking via the website of the location of Car Parks within Staithes which is within walking distance of the Bothy - So is this just a cheap/alternative way of staying in Staithes - undercutting all local business' and not for use by long distance walkers as the name "Bothy" implies?

The National Trust also says that the access code will be changed regularly. This will mean more visits by the Holidays Manager. How often will it be changed? Every few days? If not, it will be easy for visitors to check online if the property is empty for subsequent days and then stay longer if the access code is not changed daily meaning more visits by Holidays Manager to make sure this doesn't happen?!

If permission is granted, (which we whole heartedly hope it isn't), we strongly recommend for a temporary planning condition to be put in place so that the Bothy's use, obvious future litter problems & daily/weekly vehicle access can be monitored. This would then also enable us to see the impact it will have on the local wildlife – especially the Barn Owl which should be fully assessed.

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10-07-2019 We object to this application for the following reasons:

- There is a barn owl roosting within the barn and we feel that an owl nesting box would not suffice for the owl to continue using the area once it has been converted due to the noise and disruption.
- We strongly feel that people using the 'shed' would not be able to physically take away all of their rubbish with them – it just wouldn't happen leaving our properties & land to suffer.
- 'The property will be operated and managed to ensure that there is no adverse impact on any of the nearby properties'. Now we have had many dealings with the National Trust and one of our biggest concerns was the communication between us and them. Seeing that they are basing 'any impact' on ourselves being relied on their managing skills concerns us a lot. To outline further how the National Trust say they don't want to cause any adverse impact on us, the access road (which includes access to the fields owned by the National Trust) has a right of way to all the properties and land which consists of six parties. The National Trust is the only one out of these six which refuse point blank to contribute to the upkeep of the road which we feel is highly unfair to the other parties and hope that you now understand why we have big concerns towards this statement.
- The location of the shed looks very appealing on the application; however, it does not show that to the left of the shed (approx. 3 metres) there is a large field that is regularly organically fertilized with pig manure. The nearest households are all associated with the farm and this doesn't cause any disturbance or upset when carrying this process out. By granting permission, it would give the opportunity to anybody staying at the proposed accommodation to raise environmental health issues for nuisance of smells. We have worked very hard over the previous year's adapting our farm to run alongside local business' without causing implications for either parties. This would potentially undermine this.

I could express a vast amount of additional concerns but I think that on a whole, reading the above and seeing that it is a development not within or near other groups of buildings and that no specific need has been demonstrated - I very much hope that planning is refused. Staithes is a beautiful village with many bed & breakfasts available and fully feel that this is an unwarranted commercial venture.

Rachel Cana, 30 Captain Cooks Close, Staithes

17-07-2019 - This is an unwarranted commercial venture that in my opinion; will drastically have an adverse impact on Staithes. We already have many bed & breakfasts nearby for walkers to use that have electric & heating and litter bins within the accommodation. The idea of walkers taking rubbish away with them will just not work leaving our lovely village to suffer.

I have also seen that the proposed building is stood alone and not within or near a group of buildings so for these reasons – I wish to fully object.

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Background

Greenacres, Staithes is a small isolated field barn located to the East of Greenacres Farm and East Cliffe Lodge off Cliff Road in Staithes. The site is surrounded by a number of Public Footpaths including the Cleveland Way.

The proposal is to provide simple sleeping accommodation for two people on wooden benches with basic amenities in the form of a camping bothy. There will be no electric supply and therefore no lighting or heating. The water supply taken from a nearby mains source. A toilet and washing facility will be provided in a separate partitioned room within the building and there will be a water flush toilet discharging to a cesspool tank.

The building proposed for conversion measures 5 metres by 4.6 metres and has a single door opening (a second is already bricked up and will be retained in this form). There are two window openings, one of which is currently bricked up but is proposed to be reopened as part of this application. Internally the floor will be laid with a concrete pad and a ceiling will be put in to allow the loft space to be able to accommodate a barn owl box for the barn owl which currently roosts in the building. The entrance slit to this will be through the gable wall. Externally a pedestrian access will be made through the existing fence from the adjacent footpath and a small area fenced off using stock fencing around the building to protect from any livestock using the fields in the future.

The property will be able to be booked through the National Trust's website and guests will receive codes for the key safe and all pre-arrival information, including walking directions. The National Trust have stated that access will be by foot only and this will be reinforced through their 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. There will be warning notices for any hazards, and notices to advise guests not to disturb any of the neighbours. Visitors will be expected to take away their rubbish with them.

Main Issues**Policy**

The proposal is largely in accordance with Development Policy 8 of the Local Development Framework which seeks to permit the conversion of traditional unlisted rural buildings for short term self-catering holiday accommodation. In accordance with this policy, the building is structurally sound, capable of conversion and is of sufficient size to accommodate the proposed use without the need for any significant alterations or extensions. The proposal seeks to minimise levels of activity with the small scale proposal and does not require any new vehicular access or parking areas. Although the building does not comply with criterion 7 of the policy in that it is not within a group of existing buildings, the proposed use is of such low impact that camping barn/bothy use has long been considered to be a suitable use for such isolated field barns in National Parks generally. A stock fence will be installed around the building to protect it from any livestock using the fields in the future.

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

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Main Issues continued

and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Ecological Issues

An Ecology Report has been produced which is included with the application with regard to Bat, Breeding Bird and Barn Owl. The report concludes that there was no evidence of any bat activity. The report states that swallows have previously nested within the building and as such, works should be timed to avoid disturbance to nesting birds. Alternatively, checks should be made for nesting birds and works delayed in those areas of active nests until after the bird breeding season or once chicks have fledged. The report acknowledges that a barn owl is roosting but not nesting within the building and sets out a method statement to minimise disturbance to the barn owl during works. Permanent provision for barn owls will be included within the converted building by means of an internal barn owl nesting box to be installed within the building. The mitigation recommended in this report will be conditioned as part of any approval granted.

Objections Raised

The Parish Council, closest neighbour and a further resident of Staithes have objected to the proposal. The applicant has responded to all of their concerns to the satisfaction of the Planning Authority. They have confirmed:

- 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.
- 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 they 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.

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Main Issues continued

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. They have stated that their experience of operating similar basic accommodation on well used walking routes elsewhere is that users are respectful of the building and surroundings. The applicant has suggested a management guide that they would be happy to adhere to which has been included with in the proposed conditions.

Overall Assessment

The proposals seek to reuse a traditional rural building for the purposes of tourism development without significant alterations to that building. The proposal is considered to meet the general principles of Core Policy 8 and 14; the only area that it falls short in is with regard to the building not being sited within an existing group of buildings. As the accommodation has very little external curtilage, no electric and only accommodates two people it is not considered that the proposed use will generate an unneighbourly level of activity in relation to the nearest residential property which is located 185 metres away and therefore the use is considered to be acceptable. Potential new uses for redundant isolated agricultural buildings are severely limited due to their likely adverse impact and access issues. However, the concept of simple camping barns/bothies or "stone tents" has been seen as an accepted planning solution to the need to find sustainable uses for such buildings, bringing economic and visitor benefits whilst retaining such buildings in their existing simple form.

Ecological mitigation measures with regard to barn owl activity have been incorporated into the design and the property is considered to be capable of being satisfactorily managed from a remote location and therefore approval is therefore recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policies U2 and B3 which seeks to promote the rights of way networks and open access areas as well as overnight tourism in and around the National Park.

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.