

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Egton

Application No. NYM/2019/0563/CU

**Proposal: change of use of 2 no. ground floor rooms of dwelling (Use Class C3) to Nursery (Use Class D1) (no external alterations)**

**Location: St Hedda's Presbytery, Egton Bridge**

**Decision Date: 01 November 2019**

**Extended to:**

## Consultations

**Parish -**

**Highways** – No objection – 26 September 2019

**Environmental Health Officer** – No comment – 16 September 2019

**Site Notice/Advertisement Expiry Date** – 9 October 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. **Use Restricted to That Specifically Proposed (inserts)**  
The premises shall not be used other than as a Nursery and shall not be used for any other purpose (including any other purpose in Class D of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).

### 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. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.

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**Background**

Located within Egton Bridge Conservation Area, south of Egton Station, is St Hedda's Roman Catholic Primary School and Presbytery.

The presbytery, to which this application relates, received planning approval in 1993 for the division of the main dwelling into two flats, along with the erection of a garage.

Historically the two rooms on the west of the ground floor comprised a dining room and kitchen; however an opening between the two allows the space to be used as a community facility.

The ground floor flat is at present used as Parish Rooms intermittently, however this application seeks permission for the use of the rooms in the west of the ground floor as a nursery.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are DP5, CPG and CPI.

Development Policy 5 of the Core Strategy and Development Policies Development only permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Core Policy I of the Local Development Framework seeks to ensure that the provision of community facilities are supported within main built up areas (service villages and local service villages) and where they will provide an essential facility to support the local community. The loss of community facilities will be resisted unless it can be demonstrated that it is no longer suitable or viable for community use.

There are to be no internal or external alterations to property in order to facilitate the change of use and therefore the proposed change of use meets the requirements set out in Development Policy 5 and Core Policy G.

It is considered that the current intermittent use of the ground floor flat as Parish Rooms is not an efficient use of the space and therefore the application for the change of use of the ground floor flat to a nursery is fully supported by the Authority.

The proposed use of the space as a nursery would positively contribute towards the surrounding area and would work well in conjunction with the adjacent primary school. It is therefore considered that the proposed change of use adheres to Core Policy I and as such is recommended for approval.

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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

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 improve the economic, social and environmental conditions of the area.