

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	App No. NYM/2019/0382/FL
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Proposal: alterations and construction of single and two storey extensions to dwelling together with conversion of outbuildings to form 2 no. holiday letting cottages with associated parking and landscaping works

Location: High Laithes Farm, Hawsker Lane, Hawsker

Applicant: Mr Robert Brayshaw, High Laithes Farm, Hawsker Lane, Hawsker, Whitby, YO22 4JZ

Agent: Gracey Architectural Ltd, Green Bank House, 4 Bridge Street, Richmond, DL10 4RW

Date for Decision: 14 August 2019

Grid Ref: 492714 509550

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations – Document No's Specified
3. WPDR00 In relation to the two units of holiday accommodation hereby approved; notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. RSUO11 Use as Holiday Accommodation Only – Outside Villages
5. RSUO14 Holiday Unit Not Sold or Leased Separately – Outside Villages (High Laithes Farm)(4)
6. GACS07 External Lighting – Submit Details
7. CDLB05A Conversions – Extent of Rebuilding/Repair Work (Gracey Architectural 19/6/2019)
8. MATS03 Stonework to Match
9. MATS09 Brickwork to Match
10. MATS15 Natural Clay Pantiles to be Used
11. MATS22 Pointing – New Development – Standard Mix
12. MATS47 Window Frames in Reveals – Specify Set Back (50mm)
13. MATS54 Trickle Vents Shall Not be incorporated into Windows
14. MATS56 Conservation Rooflights Only
15. MATS00 All new window frames, glazing bars and external door frames and external timber panelling shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
16. MATS70 Guttering Fixed by Gutter Spikes

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Conditions continued

17. MATS72 Black Coloured Rainwater Goods
18. HWAY16 Parking for Dwellings (180902-13 Rev A)
19. MISC00 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraph 5.4 of the submitted Bat Survey dated August 2018, by Wold Ecology, received on 19/06/2019 and the email received from Dan Gracey received on 25/09/2019.
20. MISC00 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 7 of the submitted Bat Survey dated August 2019 received on 19/06/2019.
21. MISC00 No work shall commence on the conversion of the barns hereby approved during the bird nesting season (01 Mar - 31 Aug inclusive), unless a prior check of the site has been conducted by a suitably trained ecologist within 24 hours of work commencing. Any identified nests must be left undisturbed until chicks are fledged and the nest abandoned.

Informatives

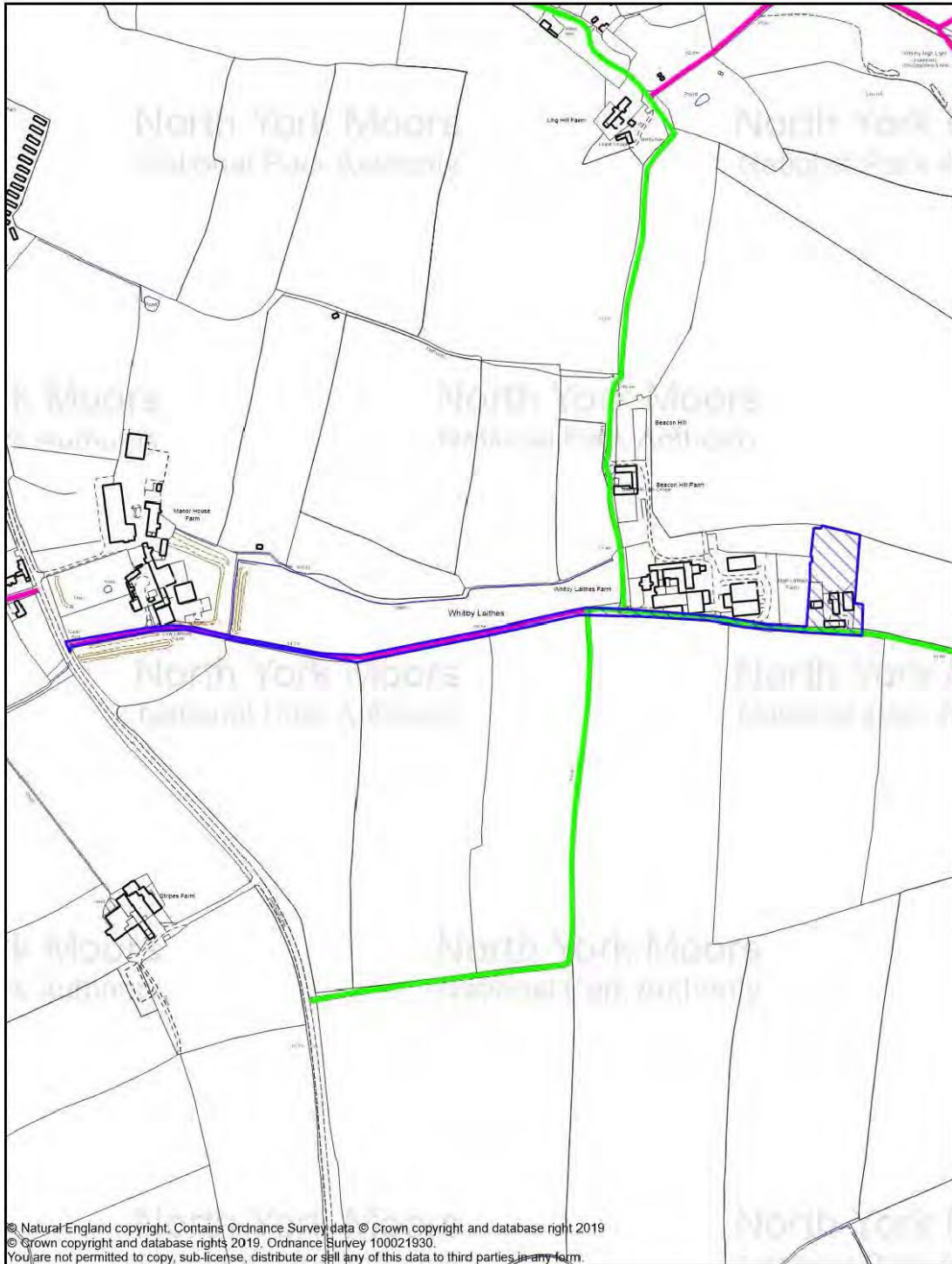
1. Bats
2. PROW to be Kept Free From Obstruction at all Times
3. Birds



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

Application Number: NYM/2019/0382/FL

Scale: 1:5000



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Consultations

Parish – 4/7/2019 - Original plan – Object due to size and associated concerns.

5/9/2019 – Revised scheme – Object. Although the main house is more in keeping with the original design it is still large and the parking for 8 cars is still greater than the access would allow.

Highways – 8/7/2019 – Recommend refusal for the following reason:-

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2.4m x 90m cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of the use which would result from the proposed development is unacceptable in terms of highway safety.

EHO –

Police – Traffic –

Site Notice Expiry Date – 31 July 2019

Others –

7/9/2019 – **Kate Maud, Gnipe Howe Farm, Hawsker** – No issues with the development of the outbuildings but concerned about traffic and access.

Widdyfields farm has been my family home since I was born. I now live at Gnipe Howe farm which is next door but farm the land on both farms. All our stock is moved on and off from Gnipe Howe farm, using the road out through Swan farm, which we use as our main exit out.

There is not as quoted 'numerous vehicles' coming in and out. In fact the amount of vehicles has decreased since I lived at Widdyfields and now the only vehicles which visit regularly are the postman and ourselves. The refuse wagon will only go as far as Whitby Laithes as the track is deemed as unsuitable.

Agree with highways that access to and from the track is an issue. Hawsker Lane now holds many events including the traction engine rally, which has increased traffic incredibly over the last couple of years. Also after the recent tragic accident on the Hawsker Lane road, I feel traffic needs reducing and not increasing especially when a primary school is also located on it. I feel this road is now very dangerous and this has resulted in us stopping our daughter riding her pony on it. With a speed limit of 60mph, this is a very quick piece of road.

Also the track is a very popular bridleway.

Having lived here for 40 years, this development will be the first major development in that time and this will have an impact on vehicle access and number of properties. High Laithes farm itself formed part of the farm Whitby Laithes until the applicant recently purchased it with the property empty for a number of years.

7/9/2019 – **Dan Thompson, Flat 114, Queen Alexandra Mansions, London** – main concern is the increased traffic on the road.

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Others Continued

I grew up at Gnipe Howe Farm where my sister still lives and my mum lives nearby. My sister, her husband and family farm the land across both properties and it has been farmed by my family in excess of 45 years. It is a very beautiful and quiet place.

The access is not a very used private road and so the extension and addition of two additional properties with eight car parking spaces would significantly change this and impact my Mum and the environment.

Refuse wagons have never used this piece of road and my Mum takes her rubbish out. In addition even when I was at school we had to be taken to the lane end as the school taxi wouldn't come down the road. Fishermen are not permitted to park at Widdyfield Farm and the horse box may be taken out once or twice a week in the summer months and very rarely in winter.

We do recognise that these old farm buildings are in a poor state of repair and welcome this being addressed however we would like to ensure the tranquillity of the area is maintained as is the safety of access in and out. The single track lane does require knowledge to navigate as there is a significant stretch that does not have a passing place. Those that live here know to check the whole stretch before starting and where to wait.

Background

High Laithes Farm comprises a small traditional farm house of stone and pantile construction, together with a range of traditional stone and pantile outbuildings and the remains of a steel framed agricultural building.

The property is accessed off Hawsker Lane which leads to Whitby Abbey and a bridleway runs along the track immediately to the south of the range of buildings.

This application seeks full planning permission to construct a two storey rear extension, replacement porch and single storey side extension to the house, to provide extended living/dining area and WC at ground floor and third bedroom with en-suite at first floor.

Planning permission is also sought for the conversion of the two traditional farm buildings into one three bed and one two bed holiday cottage.

The proposed extension to the house has been significantly amended since first submission, from a very contemporary scheme to a more traditional development as now proposed. The rear extension would measure 4.5m deep x 8.7m wide. It has been designed with a double gabled butterfly roof with eaves height matching the existing dwelling and with the ridge height measuring 0.7m lower than the main ridge. The side extension measures 1.8m wide x 4.7m deep with a pitched and gabled roof measuring 3.5m to the ridge. The extension would represent a 58% increase in footprint of the host dwelling.

Existing uPVC windows would be replaced with timber and the existing porch replaced with a slightly larger oak framed porch.

With regards to the proposed conversion of the outbuildings no extensions are proposed and good use is made of existing openings, with nine rooflights in total across the four roof slopes of the two barns.

Four parking spaces would be provided within the front garden of the house and four spaces to the rear of the barns

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Background continued

Planning permission was previously granted in 2006 to convert the two outbuildings into a four bed and a two bed holiday cottage. No objections were received to this application but it has not been implemented and the property has subsequently had new owners.

At the front of the site (including the access to the site) is an ancient monument described as “a large well defined dry moat enclosing two modern farm houses and their ancillary buildings is all that remains of this moated manor... other earthworks appear to be the remains of gardens and ponds”. There are also records of a longhouse at the application site.

In support of the application, the applicant has provided the following additional information in relation to issues that have arisen regarding the access to the site, as follows:-

Our track onto Hawsker Lane has the following properties and usage when travelling from Hawsker Lane.

Low Laithes – Large house with range of buildings being used by the owner (builder), caravan/motorhome storage and a small car workshop.
Beacon Hill Farm – Small farm complex used as a family home, base for a kitchen fitter and storage.

Whitby Laithes – Large farm complex with anywhere up to eight-ten cars parked outside. This is a 250 acre arable farm with some beef cattle rearing. This has numerous vehicles including large farm tractors, trailers, combine harvesters and large commercial vehicles, increasing during harvest time.

Low Laithes Farm – (us) a small farm complex with associated traffic.
Unnamed Farm [Widdyfields] - sheep farm with horses stabled there.
Gnipe How Farm – A large sheep farm with access along our track, particularly larger vehicles due to a weight limit on their track.

We also see quite a number of fishermen using the track and parking to gain access to the foot of the cliffs near to our area where a number of rope assisted paths exist. On top of this we have the usual assortments of post, refuge, oil, services you may expect for that number of businesses and homes.

The Highways representative has stated there is only a 40m view from the track in the direction of Hawsker, which is incorrect and traffic approaching from Hawsker has over 100m view of the entrance.

The access is clearly well-trafficked and the proposed residential use of the buildings will contribute little or no proportional increase. Taking into account the existing farm use which will end, there will be an overall de-intensification of traffic from the proposal.

Main Issues**Policy Background****Local Development Plan**

Development Policy 3 of the NYM Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of

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Main Issues continued

design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not require changes to the buildings curtilage or new vehicular access or parking areas.

Development Policy 19 states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

Draft Local Plan

No weight can yet be given to draft policies relating to barn conversions.

In relation to the proposed house extensions, Draft Policy CO17 relates to householder development and the main change proposed in this policy is a restriction in the increase in habitable floorspace by no more than 30%, unless there are compelling planning considerations in favour of a larger extension. This proposed policy has not received objections and therefore can be given some weight. However, this needs to be considered against the fact that the application was the subject of pre-application advice at a point where the draft local plan could not be given any weight and at the point of submission of the planning application, again the draft plan could not be given any weight.

Design and Scale

The proposed house extension would be substantial in scale, however, it has been designed in such a way as to remain subservient to the host dwelling and would not have a detrimental impact on the character or setting of that property. Furthermore, the proposed materials would match and the poorly designed porch would be replaced with one of a better design. In addition, the existing uPVC windows would be replaced with traditionally designed timber window frames, improving the appearance of the host dwelling.

With regards to the proposed barn conversion, this proposal relates to the conversion of a traditional group of buildings which are well related to the existing residential accommodation. The conversions would retain the character of the existing buildings with external alterations kept to a minimum, thereby retaining the character of the original buildings.

Vehicular Access

No objections were raised by the Highway Authority in relation to the 2006 barn conversion scheme to create two holiday cottages. However, objections have now been received from the Highway Authority in relation to the inadequate site lines where the access meets the highway (which is the road that leads to Whitby Abbey).

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Main Issues continued

This section of road has a 60 mph speed limit and the access has a stone wall either side. The road is straight with good sightlines to the north, but to the south the road curves, which reduces the sightlines in the southerly direction.

Consequently, the Highway Authority has objected on the basis that the available visibility looking towards Hawsker is 2.4m x 40m and the obstacle blocking the vision beyond 40m is the hedge on the boundary of the highway verge which is outside the applicant's control. The access from the publicly maintainable highway on Hawsker Lane already serves between five to ten addresses and this would add a further two.

There is very limited opportunity to improve the sightlines, primarily because the moated area it runs through is a Scheduled Monument which covers all of the field parcels immediately surrounding Low Laithes Farm. Consequently, any ground disturbance would require Scheduled Monument Consent from HE, which would only be forthcoming with appropriate plans for mitigation. In this case that will be at least a watching brief, and as it would cross the moated area then it would be a good chance for a programme of environmental sampling. In addition to the issues relating to the Ancient Monument, it is considered that any widening of this access would over formalise it, to the detriment of the character of this open countryside location.

Having taken the other considerations into account, it is considered that the additional use by two holiday cottages would be unlikely to result in a significant increase in traffic, resulting in highway safety issues.

Ecology

Issues raised regarding birds and bats have been addressed by appropriate mitigation and provision of bird boxes.

Conclusion

In view of this the proposal is considered to be in accordance with Development Policies 3,8 and 19 of the NYM Local Development Framework and approval is therefore recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10, E5 and B4 which seeks to ensure new development is of high quality design, that the built heritage is conserved or restored and that the quality and variety of tourism facilities will be improved.

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 recommended changes to the proposal including revised more traditional design of the proposed house extension, so as to deliver sustainable development.