

NYMNP/PA

15/10/2019

**DESIGN & ACCESS STATEMENT**

FOR

**ABBEY FARM COTTAGE, ROSEDALE ABBEY, PICKERING, YO18 8SD**

REGARDING THE PROPOSAL FOR

**CONVERSION OF THE EXISTING GARAGE INTO ACCOMMODATION, ROOFING OF A  
GOAT PEN AND CHANGE OF USE OF SHEPHERDS HUT FOR LETTING PURPOSES**



PREPARED BY

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## 1.0 INTRODUCTION

- 1.1 Abbey Farm is a residential small holding and a range of buildings situated on a plot of 8.8 acres of land at the southern edge of Rosedale Abbey.
- 1.2 Abbey Farm Cottage is detached stone property with a clay pantile roof it contains reception accommodation to the ground floor and bedrooms to the upper floor. There is a glazed sunroom extension to the front of the property and also an adjoining garage at the rear which may have started life as an outbuilding. The garage is set at an angle with interlinking corridors to the main house supporting this claim.
- 1.3 The property and associated land are subject to an agricultural occupancy clause which requires the owners or those in occupation of the property to live or work within the National Park or transfer an existing business onto this land.
- 1.4 The property is located in Rosedale Abbey which is a rural village situated in the open countryside of the North Yorkshire Moors National Park. The village is an important tourist destination and is often visited by many visitors throughout the year. The village is in close proximity to Pickering and the nearest city is York which is 35 miles to the south.



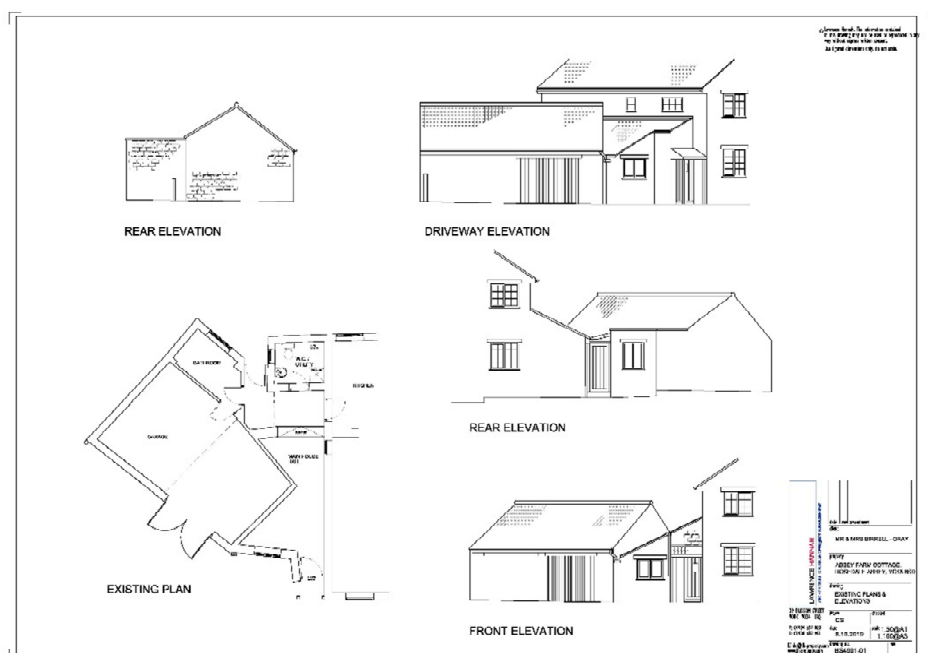
General Photographs

## 2.0 BACKGROUND

- 2.1 Abbey Farm Cottage has been recently purchased by Mr & Mrs Birrell-Gray who have lived in the property since the summer of 2019. They relocated from a small holding in West Chiltington they formally owned and since 2015 have been developing a goat rearing business. Since Mrs Birrell-Gray was made redundant from her former employment in 2018 they have concentrated fully on their farming business and have an established VAT registered farming enterprise called BG Farming.
- 2.2 Mrs Birrell-Gray has attended a goat cheese and yogurt making course and she wishes to expand their current business to include the production of this product.

## 3.0 CLIENT BRIEF

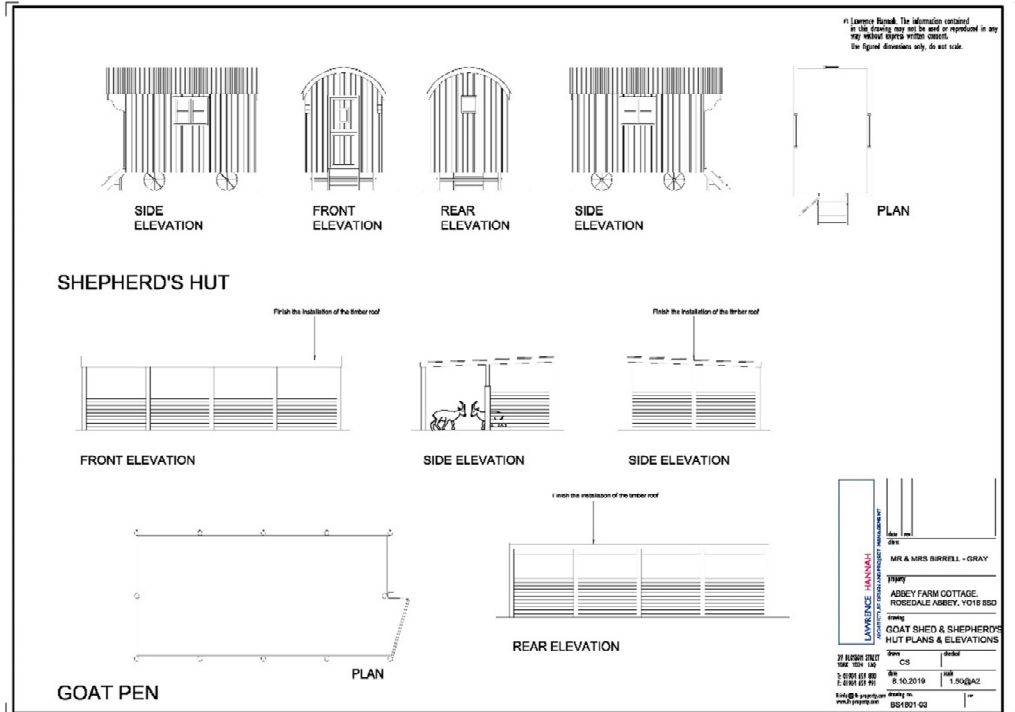
- 3.1 Lawrence Hannah were approached by Mr & Mrs Birrell-Gray in September 2019 to aid with obtaining planning permission for the conversion of the existing garage into accommodation. Along with seeking permission to include a metal roof over the current goat hut situated in the field. They would also wish to obtain planning permission for a change of use for the current Shepherds Hut which is located on their land so that this could be utilised as a holiday let.
- 3.2 Mr & Mrs Birrell-Gray would wish to convert the garage to provide additional living accommodation and also to provide a kitchen to be used for the cheese making purposes, meeting the hygiene standards required. They plan to develop this side of the business and run courses within this kitchen. This will give the opportunity for visitors to the National Park to learn how to make the cheese, witness demonstrations and let them have a go for themselves. In addition to this they would wish for the shepherd's hut to be utilised as rentable accommodation so visitors could stay overnight and get a feel for how it is to live on a working goat farm.



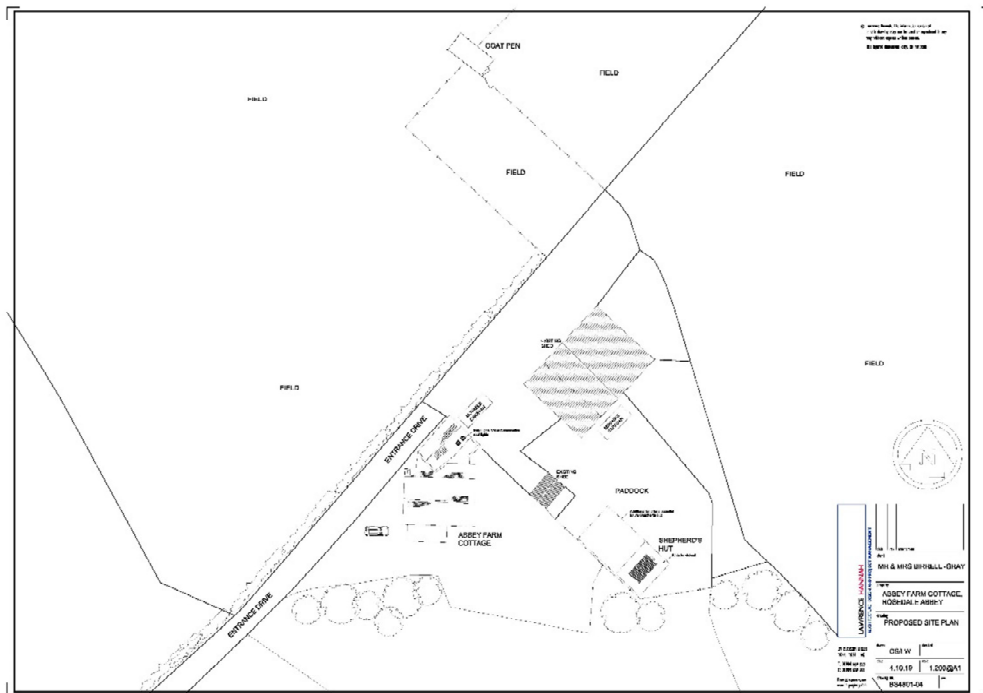
Existing plans and elevations of the garage



prevent the goats from getting wet as they do not particularly like heavy rain and also provide them with an escape from the elements. There will be no increase in height of the existing structure it will simply be roofed over.



Plans and elevations of the Goat Pen & Shepherds Hut



Proposed site plan

- 4.5 Permission is also sought to change the use of the Shepherds hut which is currently of utilised for the amenity of Abbey Farm Cottage for holiday let purposes. We understand this may require a change of use of the land the hut is situated on. If this is the case, we propose to include a slightly larger area of land as indicated on the site plan enclosed to allow for an additional hut in the future.

No further work is required on the hut for its utilisation as a holiday let as the sanitary facilities will be provided within the garage conversion.



*Existing Shepherds Hut*



*Existing Goat Pen framework and part temporary cover*

## 5.0 MATERIALS

- 5.1 It is intended to use traditional materials any infilling of openings will be undertaken in stonework to match the existing property. Windows and doors will be timber framed in order to provide a rural aesthetic which is currently employed by the rest of the farmhouse.
- 5.2 It is proposed to sheet over the goat pen with a corrugated metal sheeting so that it and cope with the elements. The colour can be agreed as it is available in brown, green or a silver grey if preferred.

## 6.0 JUSTIFICATION

- 6.1 As touched on earlier in this statement the intention is to expand the existing goat rearing business to include the production of goat's cheese and yogurt. In order to do so a separate kitchen must be provided to give the appropriate space and hygienic environment to do so.

Whilst it is proposed to utilise the existing garage, using the garage solely for this purpose would provide too much space. Undertaking the conversion, it also provides the opportunity for the owners to also extend their home with an additional bedroom and en-suite.

- 6.2 The existing goat rearing business has developed quickly over the last few years and the owners feel that the production of this cheese and yogurt would complement their organisation. The intention is to supply the products to the local village, markets and surrounding towns enhancing local business within the National Park.
- 6.2 In order to aid the business development Mr & Mrs Birrell-Gray feel it would be of great benefit if they are able to run demonstrations and courses from the kitchen. Expanding this with a letting facility gives the visitors to stay on the farm. They feel this gives the opportunity for visitors to visit the National Park and get involved with local agricultural businesses whilst also enjoying the other amenities provided by the surrounding area.

## 7.0 PLANNING POLICY AND CONSIDERATIONS

- 7.1 As part and parcel of the preparation of these proposals regard has been paid to the following policies indicated in the proposed local plan:

### Policy

### Strategic Approach

*Objectives - National Park Statutory Purposes and Duty:*

1. *Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.*



*2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.*

*3. Whilst achieving the above seek to foster the economic and social well-being of local communities.*

### **Strategic Policy A - Achieving National Park Purposes and Sustainable Development**

*Within the North York Moors National Park there will be a presumption in favor of sustainable development which is consistent with National Park statutory purposes:*

*1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*

*2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied, and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.*

*Sustainable development means development which:*

*a) Is of a high-quality design which respects and reinforces the character of the local landscape and built and historic environment.*

*b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities*

*c) Protects or enhances natural capital and the ecosystem services they provide*

*d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species*

*e) Builds resilience to climate change through adaptation to and mitigation of its effects*

*f) Makes sustainable use of resources, including using previously developed land wherever possible*

*g) Does not reduce the quality of soil, air and water in and around the National Park.*

We feel the proposals support sustainable development within the National Park. The proposal utilises the existing buildings and the external alterations proposed are in keeping with a rural setting. The proposal also provides appropriate development in relation to the agricultural business and its development.

## **Strategic Policy J - Sustainable Tourism and Recreational Development**

*The quality of tourism and recreational facilities in the National Park will be maintained and improved through adopting the principles of sustainable tourism. Proposals for tourism and recreational development will be permitted where:*

- 1) They conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park*
- 2) It provides and protects opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents*
- 3) It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape*
- 4) Any accommodation is used only for short term holiday stays*
- 5) It does not compromise the enjoyment of existing tourism and recreational facilities or rights of way*
- 6) It does not lead to unacceptable harm in terms of noise and activity on the immediate neighborhood; In the case of new buildings for accommodation and facilities development will be permitted where:*
  - a) It is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B*
  - b) It uses existing buildings in open countryside or involves the adaptation or small-scale extension of an existing building. Where proposals are for new permanent buildings and facilities in settlements applicants will be expected to demonstrate that the facility cannot be accommodated within an existing building and any new buildings or extensions should be of a small scale reflecting the character of the locality.*

We feel this proposal meets the criteria set out within this policy as it provides sustainable development with the aim of enhancing the National Parks tourism quality. Existing buildings are to be utilized to expand a growing business to maintain the sensitivity of the local landscape. Short term holiday letting will be provided to offer a tourism opportunity of visiting a working farm. The production involved with making cheeses and yoghurts is not a process which will cause undue noise or unrest in a rural setting.

## **Policy BL7 - Relocation of Agricultural Businesses**

*The relocation of agricultural enterprises from within villages will be permitted only in certain circumstances. These circumstances are where:*

- 1. It is not possible to viably operate the same form of agricultural activity in the current location, and continuing the same activity in the current location would cause severe economic disadvantage*
- 2. Relocation would not detract from the special qualities of the National Park, in particular the quality of the landscape, variety of wildlife and habitats and the character, tradition and cultural identity of its villages.*

Whilst this policy is more likely to deal with larger development it does have some bearing on this proposal. Producing the cheese and yoghurt for commercial sale cannot be undertaken within a domestic kitchen. In order for this business venture to succeed a hygienic kitchen is required, the existing farmhouse does not have enough space for this to take place hence the conversion of the garage.

The relocation of this business has already taken place via the move from West Chiltonton hence the additional space is required for the business to evolve further.

### ***Policy CO12 - Conversion and Change of Use of Buildings Within Settlements***

*Conversion of an existing building within the main built up area of one of the settlements listed under Strategic Policy B will be permitted where:*

- 1. The building makes a positive contribution to the character of the settlement*
- 2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report*
- 3. The building is of sufficient size for the proposed use and services and other functional requirements can be provided without harm to the fabric of the building or its surroundings*
- 4. The proposal is of a high-quality design and construction, reflecting the form and character of the building and the surrounding area*
- 5. The proposed use does not lead to changes in the building's curtilage or the creation of any new vehicular access or parking area that would adversely affect the character and appearance of the building or its surroundings; North York Moors National Park Authority Local Plan 2016-35. 112*
- 6. In the case of a listed building or a building with architectural and historic significance the requirements of Policy ENV11 Built Heritage are also met.*
- 7. A building within the immediate curtilage of an existing dwelling is to be converted for purposes incidental to the residential use of the dwelling including residential annexes, in which case the requirements of Policy CO19 must also be met. The loss of existing community, retail or business uses will be resisted and proposals which would change these uses should meet the requirements of Strategic Policies K and Policies BL1 or BL8 as appropriate.*

*Where it is demonstrated that the existing use cannot be retained, new uses that may be permitted are:*

*a) Retail, employment, education or training use*

*b) Tourism or recreational facilities or accommodation*

*c) Housing. The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighboring buildings. The following types of housing proposal will be considered:*

*i) Helmsley: Open market housing in the case of conversions that would result in up to five new dwellings. Where six or more new dwellings would be created, 40% of the new units should be affordable in perpetuity, subject to viability*

*ii) Larger Villages: Principal residence housing with an appropriate element of affordable housing in line with national policy and subject to viability*

*iii) Smaller Villages: Local needs housing with an appropriate element of affordable housing in line with national policy and subject to viability.*

The proposal addresses the requirement of this proposal as the garage structurally sound and appropriate for conversion to take place. Whilst the conversion is for purposes which are incidental to the residential use of the house there is also the business growth potential and expansion of the agricultural use to consider.

### **Policy CO13 - Conversion and Change of Use of Buildings in Open Countryside**

*Proposals for conversion and/or change of use of buildings in Open Countryside will be permitted where:*

*1. The building is of architectural or historic importance and makes a positive contribution to the landscape and special qualities of the National Park*

*2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report*

*3. The building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings*

*4. The proposal is of a high-quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials. The design should reflect the traditional form and character of the building and provide for essential services and other functional requirements without harm to the fabric of the building or its setting*

*5. The proposed use does not lead to changes in the building's curtilage or the creation of any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape*

*6. The requirements of Policy ENV11 Built Heritage are also met. The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighboring buildings.*

*Acceptable new uses for rural buildings that may be permitted under this policy are:*

*a. Employment, education or training use*

*b. Holiday accommodation or tourism facilities*

*c. Local needs housing, provided the building is located within an existing group of buildings that have a close physical and visual relationship to each other and include an existing residential unit within the group*

*d. Where the building is within the immediate curtilage of an existing dwelling, purposes incidental to the residential use of the dwelling, including resident*

We feel the introduction of the Shepherds Hut as a holiday let fits with the requirement of this policy. The holiday accommodation use is deemed as acceptable and the requirement for this change of use also fits within the employment and training requirement. Granted the Shepherds Hut is not perceived as a solid structure however in this proposal the impact will be minimal as is mainly screened by trees. The hut can also be used as it stands currently, and no work is required to its structure.

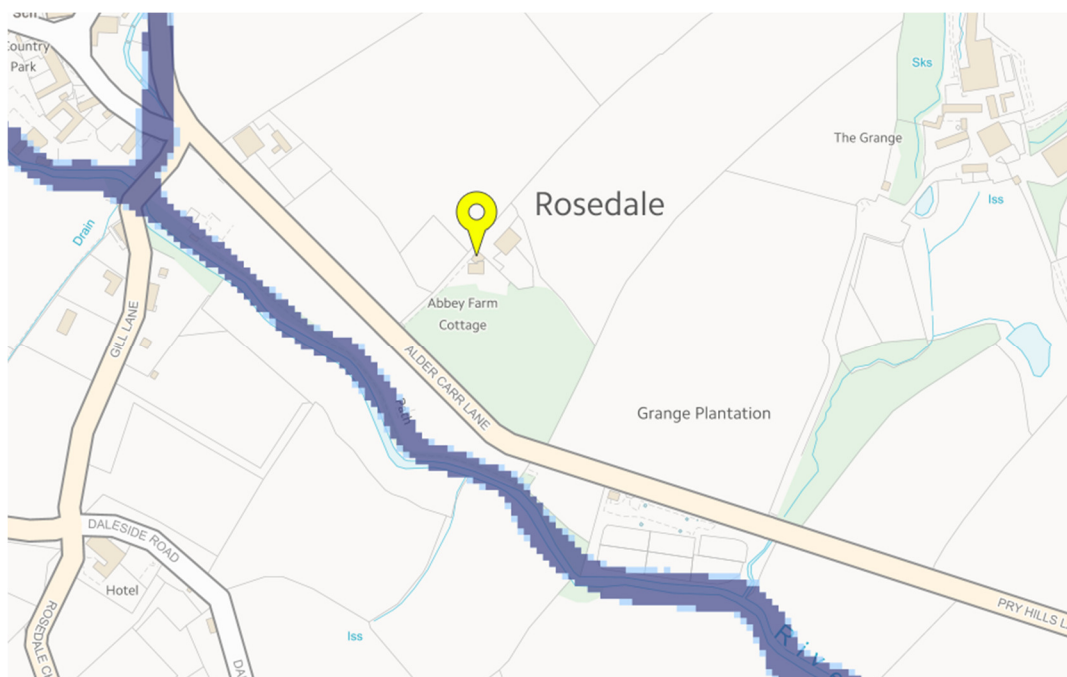
## **8.0 ACCESS**

8.1 Access arrangements to the farm are down a single track from the Alder Carr Lane into Rosedale Abbey from Pickering. This road will remain in position in this proposal as the existing access will not be changed.

It is proposed to have a level threshold on the entrance door to the kitchen for access by visitors who may have mobility issues.

## **9.0 FLOODING**

9.1 Having reviewed the Environment Agency website flood map this proposal does not all within an area of flooding.



## 10.0 SUMMARY

- 10.1 Mr and Mrs Birrell-Gray purchased Abbey Farm Cottage in the summer of 2019, relocated their business from West Chilton. They currently have a successful goat rearing business with over 20 Goats. Whilst this business is successful, they would wish to develop this further, utilising their surroundings and expertise to further enhance the North Yorkshire National Park.
- 10.2 They propose to convert the existing garage which is adjoined to the main property into a cheese making kitchen to aid with their goat cheese and yogurt business. This will enable them to construct a full hygiene compliant kitchen which will then enable them to sell the cheese to the general public. To aid with developing this business they plan to run demonstrations and cheese making courses from the kitchen. Along with giving the opportunity for visitors to stay on the farm by renting the shepherds hut.
- 10.3 The impact of the proposals is relatively minor as they are utilising existing structures therefore, we feel these proposals would sit appropriately within the National park and aid with the tourism and recreation activities for which this area is currently well known.