

North York Moors National Park Authority

Ryedale District Parish: Hawnby	App No. NYM/2019/0744/FL
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Proposal: use of land for the siting of 1 no. shepherds hut and wood fired bath together with associated parking for holiday letting use in association with the Hawnby Estate

Location: land north of Tancred House, Hawnby

Applicant: Mexborough Estates, fao: Mr T Storrar, The Estate Office, Hawnby, York YO62 5LS

Agent: Cheryl Ward Planning, 5 Valley View, Ampleforth, York YO64 4DQ

Date for Decision: 19 December 2019

Extended to: 01 April 2020

Grid Ref: 454315 489711

Director of Planning's Recommendation

Approval subject to the following conditions:

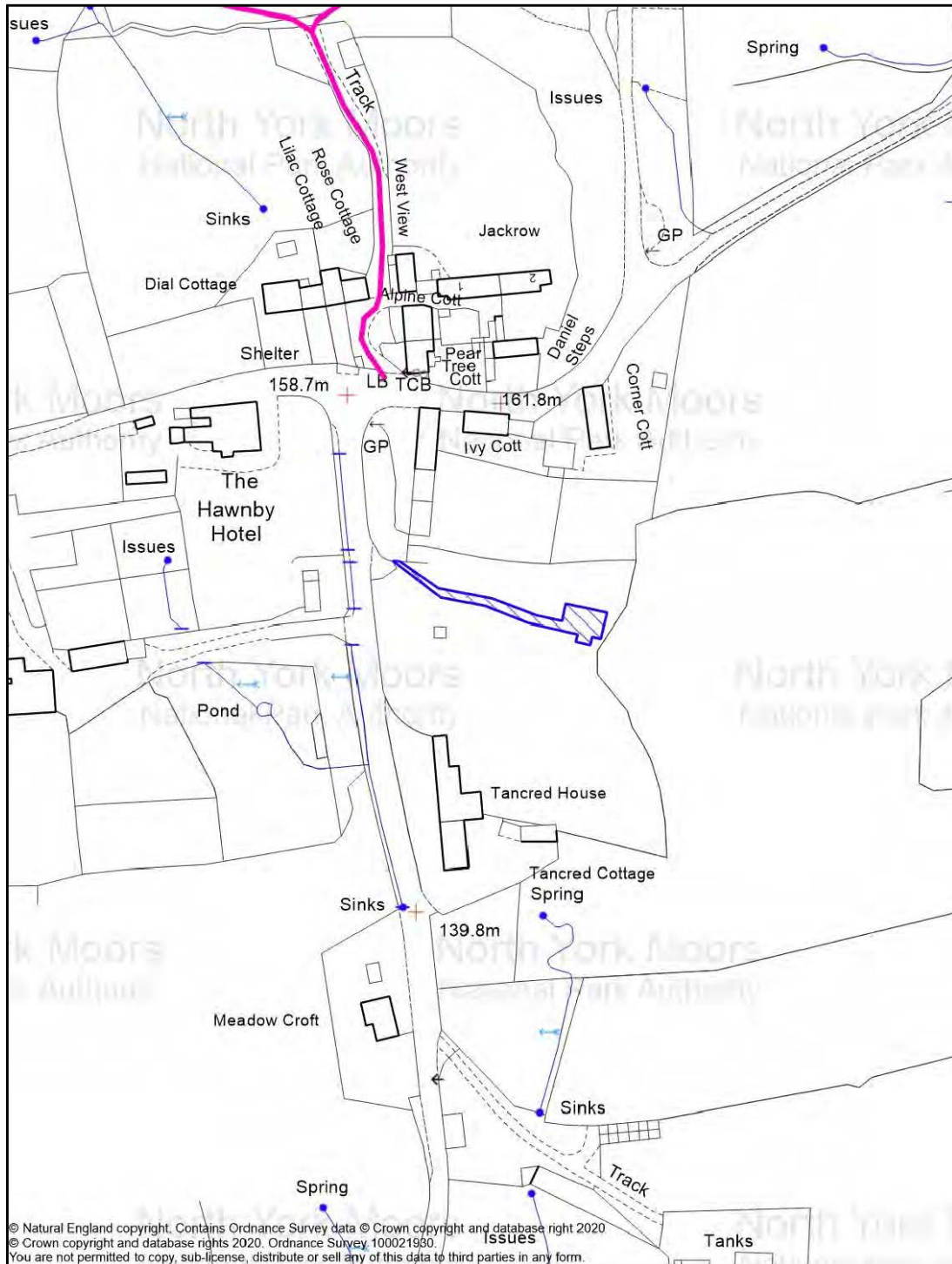
1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. RSU012 Use as Holiday Accommodation Only - Inside Villages
4. RSU015 Holiday Unit Not Sold or Leased Separately - Inside Villages
5. LND02B Landscaping Scheme to be Implemented - Conversions/Listed Buildings
6. HWAY16 Parking for Dwellings



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Scale: 1:1250





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Consultations

Parish -

Environmental Health Officer -

Highways - Comments awaited on amended parking proposals.

Natural England - No objection.

Advertisement/Site Notice Expiry Date - 11 December 2019

Background

This application site lies on the east side of the road through the village and within the Hawnby Conservation Area. It comprises part of the Mexborough Estate. The land rises sharply up from the road before plateauing out as it extends to the east. The site was formerly an orchard and there are a number of apple and cherry trees about the site but it is for the most part quite open.

Planning permission is sought for the siting of a shepherd's hut (measuring 7.9 metres by 2.7 metres with a 1.2 metre covered outdoor decked area) for short-term holiday letting purposes and a wood fired bath at the eastern limits of the site, furthest away from the road. A limestone shingle path with timber board edging would provide pedestrian access to the unit from the road with a parking space being reserved in the car park to the Hawnby Inn from where the shepherd's hut will be managed.

In support of the application the agent advises that the applicant, Mexborough Estate is investing in Hawnby and seeking to provide a range of tourist accommodation which in turn generates income for the estate and employment for the community. The additional accommodation provided by the shepherd's hut would also help ensure the viability of the Hawnby Inn.

Main Issues**Policy**

The relevant policies of the adopted Core Strategy and Development Policies Document are considered to be Development Policy 14 (Tourism and Recreation) and Development Policy 16 (Chalet and Camping Sites).

Development Policy 14 supports new tourism development where the proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a way that conserves and enhances those special qualities; the site can be satisfactorily accessed from the road network; the use will not generate an increased level of activity which would be likely to detract from the experience of visitors and the quality of life of local residents; and it will make use of an existing building.

Development Policy 16 supports proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an area of well-established woodland which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities; it is physically and functionally linked to an

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Main Issues continued

existing business and can be managed appropriately without the requirement for additional permanent residential accommodation; it is in close proximity to the road network and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety; the scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park; and the proposal has been designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

Principle

The proposed shepherds hut would be located within a former orchard where there are few remaining apple, elder, beech, holly and cherry trees but not within established woodland and as such does not strictly comply with criteria 1 of Development Policy 16. However it is considered that in all other aspects the proposal accords with the aims and requirements of Development Policies 14 and 16. There is a degree of mature planting about the site which would help soften the impact of the proposal so as to ensure it does not result in harm to the landscape character of this part of the National Park. In addition the agent has submitted a landscaping scheme comprising the planting of mature specimen orchard and wood pasture trees along with re-establishing a native hedgerow along the northern boundary of the site. Furthermore the local topography is undulating such that the proposed shepherd's hut would largely be screened in short distance views from within the conservation area and in long distance views from across the valley it would be barely perceptible against the rising landform and existing built form of Hawnby. Indeed, traditionally shepherds huts would be sited within a field or pasture to tend to grazing sheep and therefore a woodland setting would be to some extent at odds with the character of the accommodation proposed.

The proposal will be physically and functionally linked to the existing tourism business at The Hawnby Inn and the Mexborough Estate as a whole so there would be no need for additional permanent residential accommodation from which to manage the shepherd's hut. Parking will be provided within the existing car park to the Hawnby Inn so as to preserve the character and appearance of the site and avoid the need for extensive works to provide vehicular access and parking on the site which would be harmful to the character and appearance of the Conservation Area. As the proposal is for a small scale development of one shepherd's hut the likely traffic generation will not be significant so as to be harmful to the character of the area or be detrimental to highway safety and the anticipated levels of activity will be low and as such will not adversely affect the special qualities of this area of the National Park.

Conclusion

On balance it is considered that whilst the shepherds hut would not be located in woodland as required by Development Policy 16, it would fulfil the aims of that policy being a small scale development of tourist accommodation discretely located within the former orchard and screened by existing mature vegetation and undulating topography. It is therefore considered that the proposed development would improve the quality and variety of tourism product in the National Park whilst conserving the special qualities of the National Park in accordance with Development Policies 14 and 16 of the Core Strategy and Development Policies Document. As such it is recommended for approval.

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Draft Local Plan

It is considered that the most relevant policies of the emerging Local Plan are UE1 (Small Scale Tourism Development) and UE2 (Development of Existing Tourism and Recreational Businesses) which all continue the thrust of the currently adopted policies of the Core Strategy and Development Policy Document. UE1 and UE2 support proposals which utilise an existing building to provide small scale tourism accommodation or new structures such as pods, yurts and shepherds huts, linked to an existing business which would be well screened by existing topography or well established vegetation. However no weight can be attached to these policies given the significant objections that have been lodged and the possibility that the policy wording may well be changed following the recent Local Plan examination in public.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation within the National Park.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.