

North York Moors National Park Authority

Hambleton District Parish: Faceby	App No. NYM/2018/0843/FL
----------------------------------------------------	---------------------------------

Proposal: demolition works, conversion of remaining buildings to form 7 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas and landscaping works

Location: Faceby Lodge Farm, Faceby

Applicant: Mr SJ and Ms J Monk, Faceby Lodge Farm, Faceby, TS9 7DP

Agent: MD2, fao: Mr Glenn McGill, The Dene, 36 Nevilledale Terrace, Durham DH1 4QG

Date for Decision: 17 May 2019

Grid Ref: 449679 504010

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. RSUO00 The residential accommodation hereby approved shall not be used for residential purposes other than holiday letting purposes or managers accommodation as described in condition 4 below. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. RSUO00 The accommodation referred to as Unit 9, hereby approved shall only be occupied by the manager of the development hereby approved and their partner/dependants, and shall not be occupied as a separate independent dwelling and shall remain ancillary to the holiday letting business hereby approved at Faceby Lodge Farm. The accommodation and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
5. RSUO14 The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing site currently known as Faceby Lodge Farm and shall not be sold or leased off from the managers accommodation hereby approved except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
6. GACS07 External Lighting – Submit Details
7. CDLB05A Conversions – Extent of Rebuilding/Repair Work (Billinghurst George & Partners) (5/02/2020 but as amended by email from Glenn McGill received on 16/4/2020 regarding the piggery building)
8. CDLB00 No work shall commence to clear or strip out the piggery building until a full Structural Survey and condition report from an appropriately qualified professional has been submitted to and approved in writing by the Local Planning Authority. This report shall include an assessment of the extent to which works or repairs are necessary and the amount of new structural work needed to enable the conversion. The work shall not be carried out otherwise than in accordance with the approved details.

Application No: NYM/2018/0843/FL

Conditions/Continued

- | | | |
|-----|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. | MATS03 | Stonework to Match |
| 10. | MATS09 | Brickwork to Match |
| 11. | MATS17 | Natural Slate |
| 12. | MATS22 | Pointing – New Development – Standard Mix |
| 13. | MATS26 | Timber Cladding (stable conversion) (dark stained horizontal timber boarding) |
| 14. | MATS60 | Windows and Doors – |
| 15. | MATS30 | Doors – Details of Construction to be Submitted |
| 16. | MATS40 | Detailed Plans of Window Frames Required |
| 17. | MATS46 | Window Frames in Reveals to Match Existing |
| 18. | MATS52 | Windows – Lintels and Cills in Stone to Match Existing |
| 19. | MATS54 | Trickle Vents Shall Not be incorporated into Windows |
| 20. | MATS56 | Conservation Rooflights Only |
| 21. | MATS70 | Guttering Fixed by Gutter Spikes |
| 22. | MATS72 | Black Coloured Rainwater Goods |
| 23. | MATS73 | External Fixtures |
| 24. | DRGE00 | Prior to the commencement of the development hereby approved, Greenfield runoff calculations shall be submitted to an approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. |
| 25. | HWAY00 | There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 215m measured along both channel lines of the A172 from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. |
| 26. | HWAY14A | Details of Access, Turning and Parking |
| 27. | HWAY14B | Provision of Approved Access, Turning and Parking Areas |
| 28. | HWAY00 | The areas shown on 18030/P110 for passing places shall be constructed and kept available for their intended purposes at all times. |
| 29. | HWAY16 | Parking for Dwellings |
| 30. | LNDS02A | Landscaping Scheme to be Implemented – Large Scale Development/General Development |
| 31. | MISC13 | CO ₂ Details to be Submitted |
| 32. | MISC00 | Prior to the siting of the bat/barn owl building hereby approved, full details of its dimensions and external materials shall be submitted and approved in writing by the Local Planning Authority. The building shall then be sited and maintained in accordance with those approved details in perpetuity. |
| 33. | MISC02 | Bat Survey Submitted |
| 34. | MISC00 | Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority. |

Application No: NYM/2018/0843/FL

Informatives

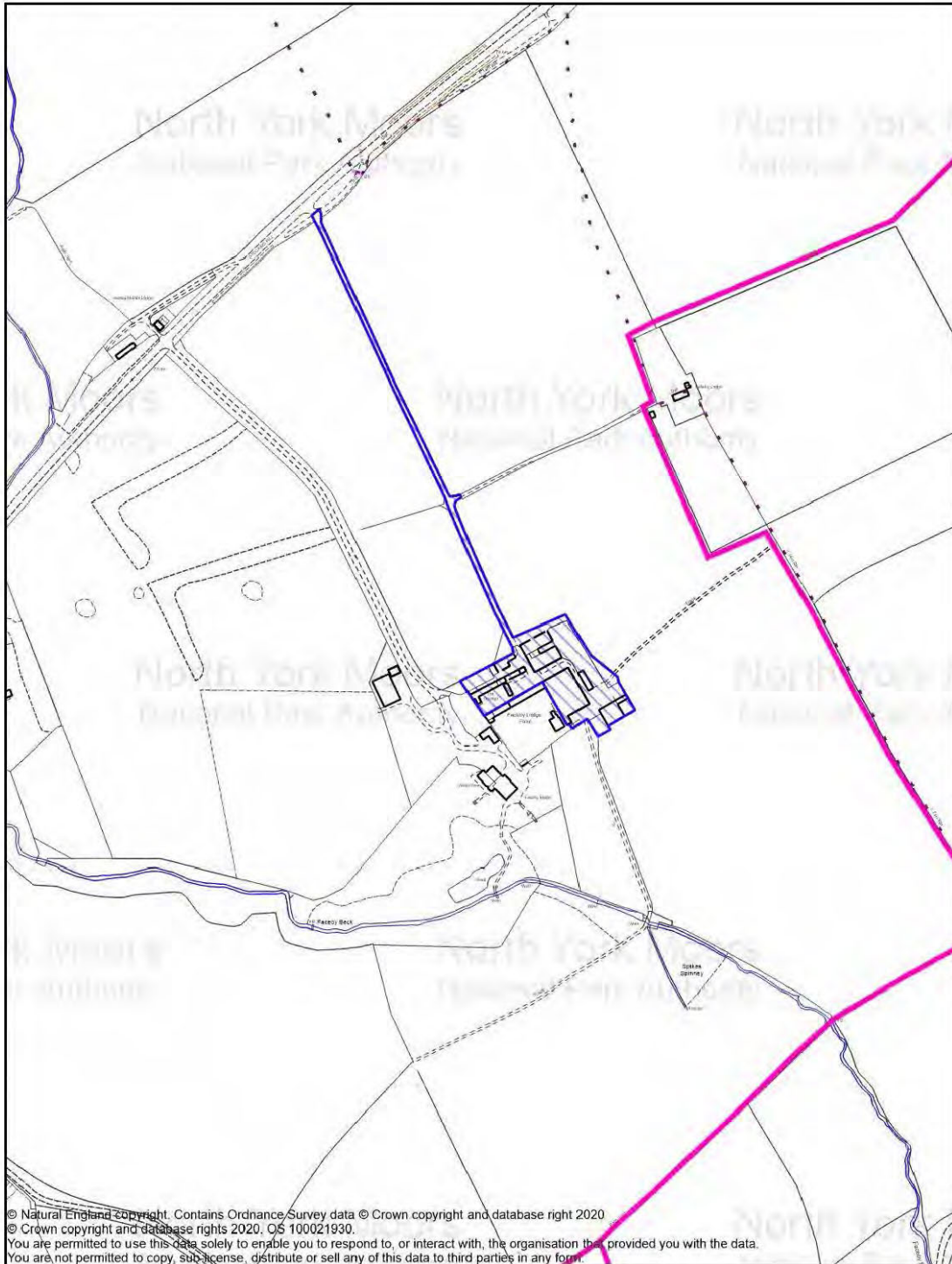
1. HWAYINF06 Visibility Splays
2. INF00 The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk
3. INF00 If the preferred energy system includes a biomass boiler, then this may require a formal chimney height approval from Hambleton Borough Council. Any biomass appliance with a heat input of 50KW or above requires a formal screening assessment, and systems with a gross heat input of 150KW or over require a formal chimney height approval. This is required to protect against breaches in air quality standards, and to ensure the safe dispersion of pollutants after combustion.
4. INF00 Following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.
5. INF00 The applicant should take note of the content of the Designing Out Crime Report and should provide written details of how the issues raised are to be addressed.
6. MISCINF01 Bats
7. MISCINF12 Birds



North York Moors
National Park
Authority

Application Number: NYM/2018/0843/FL

Scale: 1:5000





Application No: NYM/2018/0843/FL

Consultations**District –****Parish – Objects**

11 March 2019 – The application is a large, almost industrial scale development which could have an impact on surrounding infrastructure and residents and would be out of place in the National Park, effectively creating a new community.

There is too much parking, light pollution, noise, surface water and sewerage, poor access, and extra pressure on the access. Also concern that the use may be extended in the future to weddings, conferences etc. and that additional recreational space would be required.

Residents of Faceby Manor and other adjacent properties would suffer significant loss of amenity and this would detract from the character of Faceby Manor.

Also concern regarding bats/owls resident in the buildings.

Three sets of amended details – 29 July 2019, 14 February 2020 and 29 April 2020 - Previous objections still stand.

Ward –

Highways – 12 April 2019 - No objections subject to conditions

Northumbrian Water – 31 July 2019 - No objections

Environmental Health Officer – 1 March 2019 - Have considered the potential impact on amenity and likelihood of the development to cause a nuisance, in particular whether the use of the surrounding fields could cause issues with odours e.g. from muck spreading. I am satisfied that there will be no negative impact with the application as proposed. This is based on the buildings being used solely for holiday accommodation, and for workers associated with the holiday accommodation, rather than as accommodation for permanent residents. I would ask you to place a condition to this effect on the final approval - to limit the use as holiday accommodation and for those working at the site.

7 August 2019 – Have considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact; therefore no objections. However would be keen to ensure that the capacity of the existing package treatment plant is suitable to accommodate the new site arrangements and number of occupiers.

20 February 2020 – Have considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections.

Police Designing Out Crime Officer – 22 February 2019 - In general the proposed parking provision is appropriate for this type of development. However, in respect of the parking area under the pagoda consideration should be given to omitting any planting against the Southern side, as this would impede the natural surveillance of the car park from within units 4 & 5. Consideration should be given to having cycle parking within a secure enclosure.

26 July 2019 - The revised drawings do not appear to show any provision for cycle storage, which was something that was included in the previous scheme. Due to the nature of this development, it is likely that the occupants may bring pedal cycles with them, to take

Application No: NYM/2018/0843/FL

Consultations/Continued

advantage of the location. Pedal cycles are an attractive item to steal as they can be of significant value and are relatively easy to dispose of. I would therefore suggest that the applicant reconsider the omission of the cycle parking and as stated in my previous report dated 22 February 2019, it is preferable for any cycle storage to be in a secure structure.

Lead Local Flood Authority – 13 March 2019 - The LLFA recommends that the applicant provides further information before any planning permission is granted by the LPA. The following should be submitted and approved by the Local Planning Authority;

- Confirmation of the site's Brownfield/Greenfield status
- Greenfield runoff calculations
- Drainage Layout Plan to include as a minimum pipe sizes, falls, invert and cover levels
- Design calculations for the surface water network
- Details of organisation responsible for the SuDS If the site is considered by the LPA to be Greenfield, we would request that the applicant provides the Greenfield runoff calculations. The minimum allowable flow rate accepted by the LLFA is that limited by a 75mm diameter vortex flow control device.

15 August 2019 - The LLFA is satisfied that the applicant has demonstrated that the surface water discharge hierarchy has been followed and has no objection to discharge to the nearby watercourse. However, Assessment of the Greenfield runoff rates as requested is yet to be provided.

Campaign for National Parks –

Police – Traffic –

CPRE –

NYMA -

Site Notice/Advertisement Expiry Date – 22 March 2019

Others - Mr Michael Hewison, Faceby Lodge, Carlton in Cleveland - 19 March 2019 – Faceby Lodge Cottages (now Faceby Lodge) has right of access at all times across Faceby Lodge Farm roadway to A172. It is noted that a forced closure is required for access upgrade works and as such is in direct contravention to the access rights granted to Faceby Lodge. Therefore we object to any development restrictions imposed to the access between Faceby Lodge and the A172. We also object to any works undertaken which is not in accordance with ownership boundaries.

Have strong concerns that such a large scale development is out of character for the location and will result in a severe negative impact to the current tranquillity and nature of the existing agricultural/rural location or to that expected from agricultural activities regarding noise, disturbance, nuisance and light pollution. This will be exacerbated by the elevated site location. The elevated development is directly visible from Faceby Lodge and as such should not detract from the current visage and any landscaping should provide sufficient screening that respects the simple rural character of a farm.

It is unclear regarding suitable provisions for Barn Owls but we can confirm Barn Owls are resident and observed as recently as Saturday 9 March. During our occupation at Faceby Lodge we have observed both breeding pairs with Owlets and Bats.

Application No: NYM/2018/0843/FL

Consultations/Continued

Concern regarding the increase of vehicle movements from 2 to 27, which will impact on the roadway and surrounding area and about further development including provision of further amenities or recreational space.

19 November 2019, 12 August 2019, 20 February and 6 May 2020 - The amended details do not address any of our comments/objections raised. In addition to which the recently proposed simplification of the landscaping and removal of screening increases our concern regarding noise, disturbance, nuisance and light pollution from the development due to the location and direct visibility from Faceby Lodge.

Background

Faceby Lodge Farm is at the northern edge of the National Park, between Carlton in Cleveland and Faceby, to the south of the A172. It is located within the open countryside and is accessed by a long stoned track (approx 450m long) which leads directly from the A172.

The farm complex is located on rising land and is an important feature in the landscape. The site comprises a very substantial range of traditional stone and slate agricultural buildings, none of which are used for agricultural purposes and have been unused for some years. Outside the application site but within the applicants' ownership is a separate detached residential property and a modest cottage (Faceby Farm Cottage) which is attached to the existing stable block on the site.

Approximately 60m to the south west and outside the applicant's ownership lies Faceby Manor Farm which is a Grade II Listed Building.

This application seeks full planning permission to convert this range of buildings into seven holiday cottages and one dwelling to provide managers accommodation. It is also proposed to demolish redundant steel framed storage sheds and some relatively modern extensions.

The proposals would comprise the conversion of the main two storey stone and slate granary building to provide managers accommodation and four holiday cottages. The managers accommodation would provide a 4/5 bed dwelling with its one private parking area and garden to the rear and paddock/meadow area at the front. The four holiday cottages would all be two storey with four bedrooms each, small outside areas and parking at the front.

It is also proposed to convert the single storey piggery stone and slate building which is immediately to the east of the main granary building, into a two bed holiday unit. This unit would have a larger garden area. The final two units of holiday accommodation would be provided within part of the single storey brick, stone and slate stable range attached to the eastern end of Faceby Farm Cottage. This would provide 2 no. two bed holiday units.

The long open fronted building to the west of the granary would be retained for storage as it is and part of the range of stables would also be retained as it is.

It is also proposed to upgrade the existing access track (which serves the application site and an adjacent property known as Faceby Lodge), including re-surfacing and the provision of passing places. This will be done through a formal agreement with the Highway Authority under Section 278 of the Highways Act 1980.

Application No: NYM/2018/0843/FL

Background/Continued

Once within the site, the access would split to provide separate access and turning for the managers unit which would have four parking spaces to the rear of the site. Parking for the holiday units would be provided adjacent the stable and granary building

The number of units has been reduced since original submission as have the number of new openings. The scheme now being considered would make good use of existing openings, with incorporation of a mix of sun pipes, glazed tiles and roof lights.

Main Issues**Local Development Plan**

Development Policy 3 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 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 short term self catering holiday accommodation, 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 harmful changes to the buildings curtilage or new vehicular access or parking areas.

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; and where it will make use of existing buildings.

Core Policy C of the Local Development Plan seeks to ensure that the quality and diversity of the natural environment is conserved and enhanced, and to maintain, and where appropriate enhance conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.

Core Policy D of the Local Development Framework seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm or holiday cottage schemes of over 5 units to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

Application No: NYM/2018/0843/FL

Main Issues/Continued**Draft Local Plan**

Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity. This Policy seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park will be given great weight in decision making. All development will be expected to maintain and where appropriate enhance features of ecological value and recognised geodiversity assets and provide suitable mitigation measures to avoid or reduce harm in order to retain their biodiversity or geodiversity benefits.

Policy ENV8 - Renewable Energy - requires residential proposals of five units or more and other uses of 200 sq.m. or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

Strategic Policy I - The Historic Environment – states that where non-designated heritage assets are affected, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset and other material considerations.

Strategic Policy J - Tourism and Recreation - seeks to support tourism development where, amongst other criteria, any accommodation is used only for short term holiday stays; and it does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Policy CO12 - Conversion of Existing Buildings in Open Countryside – seeks to support conversion to tourism accommodation where the building is of architectural or historic interest and makes a positive contribution to the landscape, is structurally sound and capable of conversion without substantial rebuilding, the building is appropriately sized, has reasonable access to necessary infrastructure, is of a high quality design retaining existing external features, is located within an existing group of buildings, the proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

Material Considerations**Re-use of Redundant Buildings**

This range of buildings have been unused for many years and are gradually falling into a state of disrepair. The buildings are considered to contribute to the character of the landscape in this locality, being quite prominent in the immediate area, due to their location on rising land.

There have been many discussions in previous years about how they might be brought back into use. Conversion to permanent residential use has been advised against as this would create a mini settlement and be contrary to adopted local planning policies.

It is considered that the group of buildings are of a quality and in sufficiently good condition, to be considered to be in accordance with Development Policy 8 to provide holiday letting units with an associated unit of manager accommodation as part of the wider holiday accommodation/an employment use.

Design and Materials and Layout

It is considered that the layout of external areas would ensure parking areas would not have a detrimental impact on the wider landscape. Whilst a number of new openings are

Application No: NYM/2018/0843/FL

Main Issues/Continued

proposed, these have been reduced significantly through negotiations. Furthermore, the granary building particularly already has a large number of openings with windows of a domestic quality. It is not considered that the external alterations proposed would have a detrimental impact on the overall character of this group of buildings.

Un-designated Heritage Asset

Faceby Lodge Farm is an historic farmstead that is depicted on the early mapping as having an open courtyard to the south with a horse engine house attached to the granary. At some point in the late 19th century the farm underwent a scheme of redevelopment and the courtyard was built over, the horse engine house lost and the side barns were widened to create a pattern similar to the existing structure. Given the traditional building construction and style, the importance attached to agricultural buildings within the National Park and the sites early origins; the site is identified as an undesignated heritage asset in its own right.

The buildings at Faceby Lodge Farm are in a poor state of repair and the principle of development for use as holiday accommodation is acceptable.

The NPPF (2019) states that a balanced judgement should be made in regard to any harm caused by a proposal and the significance of the asset; and that this significance should be described by the applicant.

Revised plans submitted have reduced the number of new openings, although there are still several. The scheme appears quite domestic in detailing which does have an impact on the character, fabric and setting of the site. However, any impact on the original character of the buildings needs to be assessed against the need to find a new long term use for the extensive range of buildings, to ensure their continual good maintenance and repair.

Concerns regarding the treatment of some of the openings can be dealt with by conditions, requiring constructional details to ensure the best quality openings.

Whilst the Building Conservation Officer has expressed concerns regarding the division of the courtyard, it is not considered that this would have such a detrimental impact on this unlisted group of buildings as to justify refusal. Furthermore, it would enable sufficient outdoor space to be allocated to the holiday units.

Activity Levels

Concerns have been expressed by the Parish Council and nearby neighbour at Faceby Lodge, regarding the activity levels and traffic movements generated by this proposal. However, the site itself is quite self-contained, with no immediate neighbours and it is not considered that activity levels on site would result in disturbance to residential amenity. Furthermore, no objections have been received from the local Highway Authority and the improvements to the access road, including the provision of passing places would improve the current situation, particularly as previous agricultural use would have involved larger farm vehicles. The area is also well served by the rights of way network.

With the lack of objection from the highway authority, it is not considered that the application could be refused on the grounds of increased vehicular activity or highway safety.

Renewable Energy

In order to address the requirements of Core Policy D, the applicant's agent has undertaken an analysis of various appropriate renewable energy systems and the applicant is currently

Application No: NYM/2018/0843/FL

Main Issues continued

assessing the most appropriate system to incorporate within the proposals, and is happy to have the provision of such technologies as requirement through a condition of any planning permission.

Conclusion

The proposed scheme is considered to accord with the requirements of Development Policies DP3, 8 and 14 of the NYM Local Development Framework and the Policies contained within the draft local plan which should now be given substantial weight.

The buildings to which this application relates make a positive contribution to the landscape as they are good quality buildings of some character. It is considered that their re-use would enable their continued good repair, which is particularly important as they are considered to be undesignated heritage assets.

The scheme is well designed and has been significantly amended through negotiations with Officers and whilst there are a number of new openings, due to the scale of the buildings overall, it isn't considered that these would have an unacceptable impact on their character.

In view of the above, approval is recommended.

Prior to commencement Conditions

All conditions have been agreed with the applicant.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policies B3 and B4 which seek to increase overnight tourism in and around the National Park and to improve the quality and variety of tourism and recreational facilities.

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 amendments to the design and number of units, so as to deliver sustainable development.