

North York Moors National Park Authority

Parish: Beadlam	App No: NYM/2021/0043/FL
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Proposal: conversion of barn to form annexe/holiday letting accommodation together with creation of parking area following removal of kennels

Location: High Farm, Beadlam Rigg, Pockley

Applicant: Mr Ian Teasdale, High Farm, Beadlam Rigg, Pockley, North Yorkshire, YO62 7TG

Date for Decision: 29/03/2021

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. WPDR02 Withdrawal of Domestic PD Part 1 Classes A to H
4. RSU000 The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as High Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for: 1, members of the family of the occupier of the main dwelling as a residential annexe or 2, as holiday letting accommodation. For the purposes of this condition, the holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as High Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 below without a further grant of planning permission from the Local Planning Authority.
5. RUS011 Use as Holiday Accommodation Only - Outside Villages
6. MATS62 Window/Door Frames to be Painted Wood (Grey Brown RAL7013, White RAL1013)
7. MATS41 Windows - Match Existing
8. MATS55 Rooflight Details to be Submitted

Informative(s)

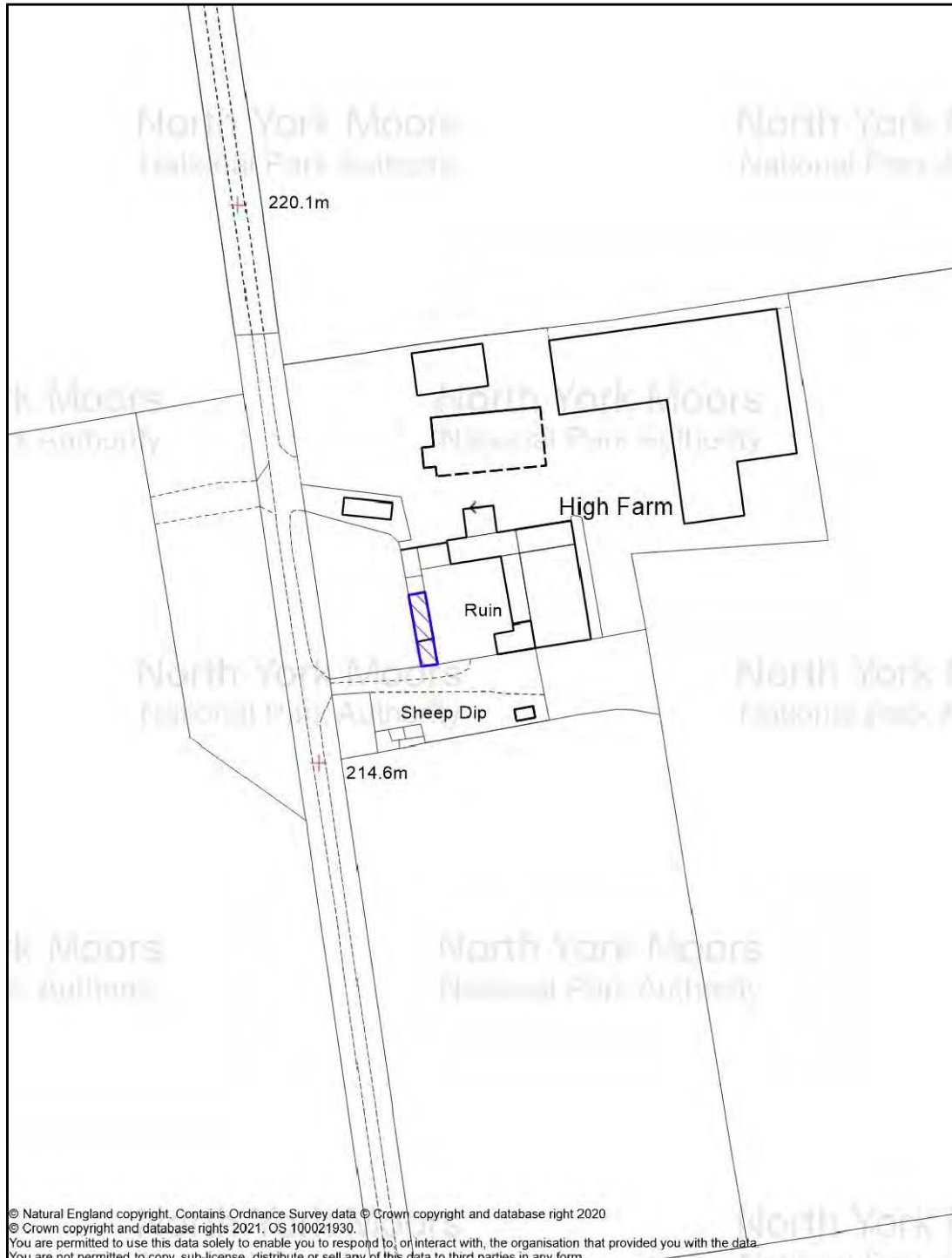
1. MISCINF01 Bats
2. MISCINF12 Birds



North York Moors
National Park
Authority

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Scale: 1:1250



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Consultations

Parish – No objections

Highways – No objections

EHO –

Advertisement/Site Notice Expiry Date – 3 March 2021

Background

High Farm is a 93ha cattle/sheep/pig livestock farm located in open countryside some 3 kilometres north of Pockley village at the end of the public road. It comprises a traditional farmhouse, range of traditional agricultural buildings and a number of modern agricultural buildings with the traditional buildings in a roadside position and the modern ones situated behind.

The traditional buildings comprise a 'U' shaped range of limestone constructed farmhouse and outbuildings part two and part single storey construction ranged around a yard area. The application building is a single storey building attached to the farmhouse currently in use for storage.

There are few Public Rights of Way in the vicinity other than the one across the front of the steading which follows on from where the public road ends.

Planning permissions have been granted in recent years for additional modern barn and extensions in matching materials to be used as machinery/corn storage shed/livestock. The location was at the rear of the steading in amongst the existing modern farm buildings away from the public road. In 2018/19, a certificate of lawfulness was granted for a short-stay residential caravan and permission was granted to erect a shower block in connection with an exempted five van caravan site on a small parcel of land on the other side of the public road from the steading.

This application seeks permission for change of use and alterations to the single storey traditional building attached to the side of the farmhouse to create a small one room residential annexe/holiday let unit incorporating a shower room. Alterations include the insertion of a glazed door, insertion of a window, a short external flue pipe and a rooflight, all to match the rest of the joinery of the attached main buildings. Car parking would be provided on an existing concrete pad adjacent to the unit which currently house dog kennelling.

The applicant has explained that the unit is to be targeted at walkers or cyclists for short stays but they would also like the ability to occasionally use it as an extra bedroom to the house for family members to stay. Some permitted development works were recently undertaken by the Nawton Tower Estate owners as part of their maintenance and repair and improvement.

Application No: NYM/2021/0043/FL

Background continued

The sewerage would be to an existing septic tank which complies with the new 2015 septic tank regulations.

This application is before the Planning Committee as the application has been submitted by the spouse of a Planning Staff Member.

Main Issues**Local Plan**

Policy CO12 supports the conversion of existing buildings in the open countryside subject to a range of criteria all being fulfilled. These include that: the building is a traditional building making a positive contribution to the landscape, is structurally sound and capable of being converted without substantial rebuilding, is of an appropriate size without the need for extensions, has reasonable access to services and furthermore, it comprises a high quality design that fits in with the locality. The simple car parking proposal also minimises the visual impact of the additional activity levels likely to accrue from the change of use.

The proposed design involves minimal alterations and is considered to complement the character and appearance of the farm steading and wider setting that would add usefully to the Housing stock of the area and provide additional tourist accommodation to help bolster the Management Plan aspiration of increasing the numbers of visitors to the area.

Pre-commencement Conditions

None

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy E3 which seeks to ensure new development does not have a detrimental impact on the landscape of the National Park.

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.