

## North York Moors National Park Authority

Parish: Sneaton

App No: NYM/2021/0045/FL

**Proposal:** conversion of barn to form holiday letting/local needs letting accommodation with associated parking and amenity space

**Location:** Catwick Farm, Sneatonthorpe

**Applicant:** Mr and Mrs Hogarth, Catwick Farm, Sneatonthorpe, Whitby, YO22 5JG

**Agent:** Bell Snoxell Building Consultants Ltd, fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

**Date for Decision:** 30/03/2021

**Extended to:**

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing drawings</td><td>109 01 A</td><td>25 Jan 2021</td></tr><tr><td>Proposed Plans</td><td>109 03 A</td><td>24 Mar 2021</td></tr><tr><td>Proposed Elevations</td><td>109 04 A</td><td>24 Mar 2021</td></tr><tr><td>Email from Bell Snoxell regarding rooflight sizes</td><td></td><td>24 Mar 2021</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Existing drawings	109 01 A	25 Jan 2021	Proposed Plans	109 03 A	24 Mar 2021	Proposed Elevations	109 04 A	24 Mar 2021	Email from Bell Snoxell regarding rooflight sizes		24 Mar 2021
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3.	RSU000	<p>The dwelling unit hereby approved shall not be used for residential purposes other than for short term holiday letting accommodation or long term letting for local needs accommodation.</p> <p>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.</p> <p>For the purpose of this condition 'local needs accommodation' means the occupation of the dwelling shall be limited to:</p> <ul style="list-style-type: none"> <li>i. a qualifying person; and</li> <li>ii. a wife or husband (or person living as such), licensee, dependant or sub tenant of a qualifying person.</li> </ul> <p>For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy CO13 of the adopted North York Moors Local Plan, namely that he/she is:</p> <ol style="list-style-type: none"> <li>1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or</li> <li>2. Currently in employment in the National Park; or</li> <li>3. Having an essential need to live close to relative(s) who are currently living in the National Park; or</li> <li>4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or</li> <li>5. Former residents whose case for needing to return to the National Park is accepted by the Authority.</li> </ol> <p>Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.</p> <p>Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions: Allerston; Beadlam; Burniston; East Harlsey; Ebberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe.</p>
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4.	RSUO14	The dwelling unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Catwick 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 3 above without a further grant of planning permission from the Local Planning Authority.
5.	GACS00	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant fitted with a warm white bulb of 3000k or less and no more than 500 lumens and the lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS61	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS47	The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
11.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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14.	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
15.	MISC02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in section 9 of the Bat, Breeding Bird and Barn Owl Scoping Survey by MAB Environment & Ecology Ltd dated December 2020.

**Reason(s) for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the National Park.
3.	RSU000	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation and/or long term local needs accommodation has been permitted to ensure that a traditional rural building is conserved in line with Policy CO12.
4.	RSU000	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
5.	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
6.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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10.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
11.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
12.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
13.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
14.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
15.	MISC00	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

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## **Consultations**

**Parish** – No objection.

**Highways** – No objection.

**Environmental Health Officer** – The means of escape from the first floor is through the kitchen which is a high risk room. For this reason the bedroom window should be capable of being used as an escape window providing that the cill height is less than 4.5 metres above the ground. Other than that no objection.

**Police (Traffic) -**

**Site Notice/Advertisement Expiry Date** – 9 March 2021



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**Background**

Catwick Farm lies on the north side of Sneatonthorpe Lane just to the east of the hamlet of Sneatonthorpe itself. It comprises the main farmhouse which fronts onto the highway and a range of traditional and modern agricultural buildings lying to the side (east) and rear (north). Access is to the east of the farmhouse into a large cobbled yard.

Planning permission is sought for the conversion of a small single storey stone outbuilding into a one bedroom dwelling to be used either for short term holiday letting accommodation or longer term residential letting for those satisfying the Authority's local needs criteria.

**Main Issues**

The relevant policies of the adopted Local Plan are considered to be Strategic Policy J (Tourism and Recreation), Policy UE1 (Location of Tourism and Recreation Development), Policy CO12 (Conversion of Existing Buildings Open Countryside) and Policy CO13 (Local Connection Criteria for Local Needs Housing).

Policy CO12 supports the conversion of those buildings which are of architectural or historic interest and make a positive contribution to the landscape of the National Park into a variety of uses including holiday accommodation, permanent residential use for local occupancy and tourism facilities subject to a number of criteria.

The traditional stone outbuilding is an attractive structure which contributes to the character of Catwick Farm. It is structurally sound and can be converted without the need for significant alterations or extension. The proposed scheme makes good use of existing openings with a limited number of conservation style rooflights proposed to provide light to the first floor accommodation. It is considered that the proposed conversion is of a high quality design which retains existing features which contribute to the character of the building. The creation of a one bedroom dwelling unit for holiday letting or longer term local needs housing is unlikely to generate levels of traffic that would be detrimental to highway safety or levels of activity which would be incompatible with the locality and impact on neighbouring properties. As such it is considered that the proposed use and scheme of conversion are acceptable under Policies UE1 and CO12 and conditions are recommended restricting the use of the dwelling unit to short term holiday letting accommodation or long term residential accommodation for those satisfying the local connection criteria set out in Policy CO13.

In view of the above it is considered that the development complies with Strategic Policy J, Policy UE1 and Policy CO12 of the Local Plan and approval is recommended.

**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.