

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0623/FL

Development description: demolition of existing side extension, alterations to existing building and construction of glazed link and two storey extension to provide function room and owners accommodation

Site address: The Wilson Arms, Beacon Way, Sneaton

Parish: Sneaton

Case officer: Mrs Hilary Saunders

Applicant: Mr & Mrs Bentley

The Wilson Arms, Beacon Way, Sneaton, Whitby, YO22 5HS

Agent: Fox Architecture and Design

fao: Catherine Brotherton, Fox Cottage, Whitley Road, Whitley, Dewsbury, WF12 0LU

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

Condition(s)

Condition number	Condition code	Condition text															
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>Proposed ground floor layout</td><td>2059/113B</td><td>5/08/2021</td></tr><tr><td>Proposed first floor layout</td><td>2059/114C</td><td>5/08/2021</td></tr><tr><td>Proposed elevations 1</td><td>2059/111C</td><td>5/08/2021</td></tr><tr><td>Proposed elevations 2</td><td>2059/112C</td><td>5/08/2021</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	Proposed ground floor layout	2059/113B	5/08/2021	Proposed first floor layout	2059/114C	5/08/2021	Proposed elevations 1	2059/111C	5/08/2021	Proposed elevations 2	2059/112C	5/08/2021
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3	RSUO00	The owner/manager accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as The Wilson Arms, as a single planning unit and shall not be sold or leased separately without a further grant of planning															

		permission from the Local Planning Authority.
4	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
5	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
6	MATS62	All new window frames, glazing bars and external door frames shall be of timber construction, painted white within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7	MATS00	The external face of the frame to all new windows shall be set in a reveal or match the existing building or a minimum of 60mm 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.
8	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.
9	MATS71	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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	RSUO00	The proposed development has been approved in order to secure the viability of the existing community facility in accordance with Strategic

		Policy L of the NYM Local Plan.
4	GACS00	In order to comply with the provisions of Strategic Policy A and ENV4 of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.
5	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.
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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All

		contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2	MISCINF12	<p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3	INF00	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>
4	MISCINF03	The applicant is advised that this permission cannot be implemented until the associated Listed Building consent has been approved by the Local Planning Authority.

Consultation responses

Parish

No objection

Highways

No objection

Environmental Health

No objection

North Yorkshire Fire & Rescue

No objection

Third party responses

None

Publicity expiry

Advertisement expiry date – 23 September 2021

Front elevation of the Wilson Arms (photo from supporting statement)



Rear elevation of Wilson Arms from car park (officer photo)



Background

The Wilson Arms Public House is located at the far eastern end of Beacon Way, the main village street of Sneaton.

The site itself comprises the Wilson Arms Public House, which is a Grade II Listed Building, with a large, unattractive flat roof side extension which provides a function room facility and manager's family accommodation, with a large car park area to side and rear, a private garden to the north, and a small paddock to the north-east. The site is not within a Conservation Area.

This application seeks full planning permission to demolish the flat roof side extension and replace it with two storey side extension to provide the appearance of a traditional but subservient building joined to the historic building via a glazed link.

The extension would be constructed of stone and pantile to match the host building with white painted timber windows.

In terms of floor layout, at ground floor a much improved function room would be created along with owner's kitchen and utility and at first floor would be further owners accommodation in the form of 3 bedrooms, bathroom, ensuite, sitting room and office.

The application is accompanied by a listed building application and follows from extensive pre-application negotiations.

Main issues

Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

Strategic Policy L - Community Facilities – seeks to resist Development that would result in the loss of a community facility or would compromise its use, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed through application of the viability and marketing tests.

Policy BL4 - Managers and Staff Accommodation – supports the development of staff accommodation to meet the needs of an existing hotel, public house, hostel or permanent tourist facility. The supporting text explains that a lack of suitable accommodation can lead to problems for existing tourism, recreation and hospitality businesses in terms of staff recruitment and retention. This policy intends to allow for a limited amount of new accommodation to be provided in certain

circumstances to support local businesses in a way that does not detract from the National Park's natural beauty and character.

Policy ENV11 – Historic Settlements and Built Heritage - This policy seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance.

Material Considerations

The existing extension to the side of the public house provides very poor quality managers accommodation and a poor quality function room, it also detracts significantly from the historic character of the Grade II Listed host building.

The proposed replacement extension would be of much higher quality design and materials and would better reflect the character of the host building, it would also provide more suitable living accommodation for the manger/owner and family.

The proposals would significantly improve the continuing viability of this community facility, through both the improvement to manager's accommodation, but also the desirability to use the function room.

The development would be in accordance with all the above policies and consequently approval is recommended.

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

Approval (No Amendments Required)

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.