

MM/02/n1542

NYMNPA

19/11/2021

The Planning Department,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
YO62 5BP.

15<sup>th</sup> November 2021

Dear Sir/Madam,

Planning Application Submission for Various Works at The Grainary, Harwood Dale, Scarborough.  
YO13 ODT.

### Introduction

nineteen47 has been instructed by the applicant, Lauren Jackson, to prepare and submit a full planning application in respect of the various works proposed at The Grainary, Harwood Dale, Scarborough. YO13 ODT.

The various works are required to facilitate the redevelopment of the existing site which would allow the enhancement of the tourist facilities on offer. The full schedule of the proposed development is provided below:

1. Erection of rear extension to existing kitchen to provide a new cellar and staff accommodation
2. Installation of a new kitchen extraction unit
3. Conversion of existing cabin into a refreshment kiosk
4. Colour change to existing windows and doors
5. Installation of 2no. concrete slabs to accommodate a gas storage tank and donkey shelter
6. Installation of log burner flue to serve bar / lounge

Works 1 and 2 identified above have been requested and are required by Environmental Health Officers to meet the relevant standards for the operation of the business going forward.

In addition to this letter, the application is formed by the following documents:

- Site Location Plan
- Location and Scope Plan
- Cellar and Staff Welfare Extension Plan
- Refreshment Kiosk Plan
- Windows and Doors Colour Change Plan
- Log Burner Flue Plan

It is noted that the Planning Portal has requested that a Design and Access Statement is required for the application. It is not considered that the proposed development triggers the requirement for a Design and Access Statement as set out in the Planning Practice Guidance. However, this covering letter provides a detail overview of the Site and Proposed Development such that is appropriate for the planning application submission.

### The Site

The Grainary comprises of an established but diversified working farm, which is located towards the eastern edge of the North York Moors National Park at Harwood Dale. As well as being part of a wider working farm, the site provides a range of tourist accommodation.

The Site is currently undergoing refurbishment of the existing B&B to a Boutique Farm Hotel with Reception and Bar, together with the modernising of the existing Tea Room. There is also an existing unrestricted dwellinghouse located on the site together with four holiday cottages. Aside from the holiday cottages, the business has not been operational since 2019.

The Site is located to the south of the C76, the main road running through Harwood Dale. A public bridleway also runs through the wider land owned by the applicant, to the south of the collection of buildings. The Site is largely surrounded by open fields on all sides with a small number of residential dwellings located to the north.

The site is identified as "white land" on the adopted North York Moors policy map. There are no specific policy constraints with respect to landscape, conservation, flood risk or ecology designations, aside from its location within the National Park.

### Planning History

The site has a detailed planning history, which includes the following planning applications:

- Planning Application Ref. 40260028  
Conversion of agricultural store to dwelling  
Granted 10<sup>th</sup> September 1986
- Planning Application Ref. 40260028A  
Conversion, alterations and extensions of outline building to provide extra bedroom accommodation and dining room extension for existing guest house  
Granted 18<sup>th</sup> March 1993
- Planning Application Ref. 40260028B  
Formation of hardcore access for disabled to pond area and wildlife area  
Granted 13<sup>th</sup> January 1995
- Planning Application Ref. 40260028D  
Extension to porch  
Granted 19<sup>th</sup> May 1998
- Planning Application Ref. NYM/2004/0414/FL  
Construction of two storey extension  
Granted 4<sup>th</sup> October 2004

- Planning Application Ref. NYM/2012/0569/FL  
Retention of rebuilt barn and conversion of extension to barn to form 13no. additional hotel suites, holistic therapy centre, farm shop and 1no. holiday letting cottage following demolition of corn shed together with construction of conservatory extension to café  
Granted 27<sup>th</sup> November 2012
- Planning Application Ref. NYM/2014/0034/FL  
Single-storey extension  
Granted 21<sup>st</sup> March 2014
- Planning Application Ref. NYM2017/0167/FL  
Variation of condition 5 of NYM/2004/0414/FL to use accommodation as holiday let  
Granted 19<sup>th</sup> May 2017
- Planning Application Ref. NYM/2019/0110/CU  
Change of use of the tea room and Bed and Breakfast accommodation to 3 no. holiday cottages / local occupancy letting dwellings  
Granted 18<sup>th</sup> April 2019

## Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the revised National Planning Policy Framework (February 2019) [NPPF] both explain that the starting point for the determination of planning applications is the development plan. The determination of a planning application must be made in accordance with the plan unless material considerations indicate otherwise. Paragraph 2 also qualifies that the NPPF is a material consideration in determining applications.

The Development Plan document is the North York Moors Local Plan adopted, 27th July 2020. The following policies are considered of key relevance to the proposed development:

- Strategic Policy A – Achieving National Park Purposes and Sustainable Development
- Strategic Policy B – The Spatial Strategy
- Strategic Policy C – Quality and Design of Development
- Strategic Policy G – Landscape
- Strategic Policy J – Tourism and Recreation
- Strategic Policy K – The Rural Economy

## Case in Support of the Application

Strategic Policy A is a strategic policy that seeks to encourage sustainable development within the National Park. It seeks to ensure that development is of a scale and located where it will not have an unacceptable impact on the landscape, or detract from the Park's most peaceful and tranquil areas, and supports the character and function of settlements. It provides support for development that strengthens and diversifies the rural economy and enables access to local services and facilities.

In this particular case, the principle of developing the Site for tourist accommodation is established. The proposed development is seeking to improve and redevelop the existing facilities on the Site. By virtue of this, the development will help to enhance the overall tourism offer on Site which will both

support and diversify the rural economy. The fundamental purpose behind the proposed development and the expansion of the existing rural business is therefore supported Strategic Policy A.

Strategic Policy C seeks to ensure that a high standard of design detailing is used whether traditional or contemporary that reflects or complements that of the local vernacular. The proposed development has been designed to take into account the requirements of Strategic Policy 3 and will deliver a development which both reflects and complements the local vernacular and the character of the existing site itself whilst improving upon the appearance of the existing situation. In addition, the scale of the proposed development and the location of the site in relation to nearby residential properties is unlikely to generate an increased level of activity that would be detrimental to the quality of life of local residents.

Strategic Policy G ensures that the high quality, diverse and distinctive landscapes of the North York Moors will be conserved and enhanced. The proposed development will respect and will conserve the existing landscape setting without resulting in harm. Any new development will be either seen in the context of the existing development or will be obscured from view from outside of the site.

### Summary

To summarise, it has been demonstrated that the proposed development, which seeks to facilitate the enhancement of the existing tourist accommodation on site, will both support and diversify the rural economy whilst not resulting in any harm of impacts on the surrounding landscape and nearby residential properties.

The proposed development is therefore considered to be in conformity with the both the Development Plan and the National Planning Policy Framework and it is therefore requested that planning permission be granted.

Yours faithfully

Matthew Mortonson  
Principal Planner