

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0947/FL

Development description: change of use of and single storey extension to abattoir to form offices with associated parking provision

Site address: Egton Slaughterhouse, High Street, Egton

Parish: Egton

Case officer: Mrs Hilary Saunders

Applicant: Andrew Stanforth
The Old Surgery, Egton, Whitby, YO21 1TX

Agent: Mass Architecture
fao: Ms Charlotte Harrison, 105 The Mount, York, YO24 1GY

Director of Planning's Recommendation

Approval subject to the following:

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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed plans</td><td>10006 Rev P3</td><td>14/02/2022</td></tr><tr><td>Proposed elevations</td><td>10007 Rev P3</td><td>14/02/2022</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed plans	10006 Rev P3	14/02/2022	Proposed elevations	10007 Rev P3	14/02/2022
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Proposed plans	10006 Rev P3	14/02/2022									
Proposed elevations	10007 Rev P3	14/02/2022									
3	RSU001	The premises shall not be used other than as B1 and shall not be used for any other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town									

		and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
4	GACS00	Notwithstanding the submitted details 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 (lighting will only be considered acceptable if it is of a style and luminance which minimises glare and light pollution with all bulbs shielded to prevent upward and minimise horizontal light spill).The lighting shall be installed in accordance with the details so approved 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	MATS11	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
7	MATS00	The external surface of the sections of the roof to be clad in GRP hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
8	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.
9	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.
10	MATS00	No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross-sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity 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	MATS00	The rainwater goods utilized 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. All guttering is to be a simple half-round profile which is reminiscent of traditional cast iron. Elaborate profiles are to be avoided.
13	MATS00	No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details. To minimize the harmful effects of light pollution, lighting should only be on when needed; only light the area that needs it; be no brighter than necessary; minimize blue light emissions and be fully shielded (pointing downward).

14.	MISC02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 4.2 of the submitted Bat and Bird Scoping Survey dated February 2022 covering the recommended actions for the site and including enhancement provision and timing restrictions.
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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	RSU000	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
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.

6-13	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	MISC04	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>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.</p>

Consultation responses

Parish

The council support the application, they feel it will be an improvement, as it is bringing back into use a derelict building, supporting employment and providing off street parking, which will free up spaces on the road.

Highways

The LHA would not expect any significant impact on the highway due to the proposals. The existing access and the level of proposed parking are anticipated to be adequate for the proposals. The LHA notes that the access to the application site includes land that is not public highway nor is it shown as being within the applicant's control.

Therefore, on the clear understanding that the occupants and visitors to the proposed offices have a vehicular right of access across this land, there are no highway objections to this application.

Environmental Health

No objections. Would recommend, however, that consideration be given to the positioning of external/security lighting so as not to have an impact on neighbouring residential properties.

North Yorkshire Fire & Rescue

No objections/observations

Third party responses

Name

IT Woodcock & Dr EC Marsh, Dale View, Egton

We continue to be fully supportive of this project. There remains one concern, as previously raised, that drawing 60004 still shows four exterior lights angled towards our property. This is an issue we had with the slaughter house operator and we wish to avoid it being repeated. Can it be confirmed what the purpose of the lights is? Are they motion activated security lights and if so what will stop local wildlife and neighbouring cats from repeatedly setting them off?

Mr Tom Davies, Stoneleigh, High Street, Whitby

The Slaughter house was in need of complete renovation, and these proposed plans would turn an eye sore into a decent looking building, that will benefit the local community.

Compasspoint Planning & Rural Consultants, on behalf of Mulgrave Estate

No objections to the principle of the conversion to office in this location and supports a new and beneficial use for these buildings which would appear to be a more suitable use given the proximity of the surrounding residential uses.

The submitted plans show a (fire) door located in the north-eastern corner of the main building which appears to open out onto land that is outside of the application red line boundary but also that is within the ownership of the Mulgrave Estate. There is no existing right of access onto land owned by the Mulgrave Estate. The issue of the door has been highlighted to the agent for this application by the Mulgrave Estate.

There appears to be some minor discrepancies between the plans and the red line boundary includes another building to the south and east of the application site which adjoins the Mulgrave Estate owned land. The plans do not appear to include any proposed changes to this building. It is therefore slightly unclear whether any changes to this building are proposed.

The application red line boundary does not appear to extend all the way to the public highway. It appears that in order to access the site additional land needs to be crossed.

This is not in the ownership of the Mulgrave Estate but is believed to be in third party ownership and therefore may need clarifying to see if access can be achieved.

Publicity expiry

Advertisement expiry date – 27 January 2022

Slaughterhouse building is set behind the two residential properties in the foreground.



Front elevation of the Slaughterhouse



Rear elevation of slaughterhouse building



Background

The application comprises a previous slaughterhouse building now used by a business known as Towbar Express. It is located within the Egton Conservation Area and set behind residential properties.

This application seeks full planning permission to convert the abattoir to offices, re-roofing the main abattoir building, outbuilding and barn, removal of single storey front extension and construction of a new single storey front extension and the construction of an accessible principal entrance.

The scheme has been revised to take into account consultation comments, including an inwards opening fire door, retention of the original piggery enclosure, re-positioning of roof lights and improved materials including timber windows and buff coloured render rather than blockwork.

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.

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 K - The Rural Economy - seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand; it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors and provides for and supports small and micro business through the provision of flexible start-up businesses; it provides additional opportunities to diversify and better equip the National Park's workforce, or provides additional facilities, or better use of existing facilities for educational and training uses.

Policy BL2 - Reuse of Existing Employment and Training Facilities seeks to resist proposals that would lead to the loss of existing employment and training sites or premises unless the site or premises are incapable of beneficial reuse for economic purposes or where the new use would result in a significant improvement to the environment or highway safety which outweighs the loss of employment and training facility land.

Policy BL8 - Shops, Offices and Food and Drink Services - supports new retail development, professional and financial and food and drink services where the proposal is in accordance with the policies in the Helmsley Local Plan; is within the main built up area of Larger Villages; within the main built up area of Smaller Villages where they are compatible with the character of the area or in Open Countryside where new proposals are ancillary to an existing enterprise. Proposals resulting in the loss of retail development will only be permitted if it can be demonstrated robustly that the facility is no longer suitable for retail use, in accordance with the viability and marketing tests.

Material Considerations

The site is located within the built up area of the village, and the proposals relate to the re-use of an existing unneighbourly use into a better economic use in terms of offices being more neighbourly than a slaughterhouse.

The physical alterations proposed would improve the appearance of the existing buildings, with those features of interest being retained. The scheme has been amended in accordance with the advice from the Authority's Building Conservation Team.

The building is considered to be in accordance with Strategic Policies C, I and K and Policies BL2 and BL8 and approval is recommended.

Pre-commencement conditions

None

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including changes to materials and fenestration, so as to deliver sustainable development.