

# North York Moors National Park Authority

## Plans list item 6, Planning Committee report 07 April 2022

**Application reference number:** NYM/2022/0043

**Development description:** change of use of residential accommodation to offices and meeting room (no external alterations)

**Site address:** Grosmont Station House, Front Street, Grosmont Parish: Grosmont

**Case officer:** Miss Megan O'Mara

**Applicant:** North Yorkshire Moors Railway fao: Mr Tim Bruce, 12 Park Street, Pickering, North Yorkshire, YO18 7AJ

### 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	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	RSU001	The premises shall not be used other than as offices and meeting room and shall not be used for any other purpose (including any other purpose in Class E 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).

## Informative(s)

Informative number	Informative code	Informative text
1	MISCINF02	<p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on <a href="#">the Coal Authority website</a>.</p>

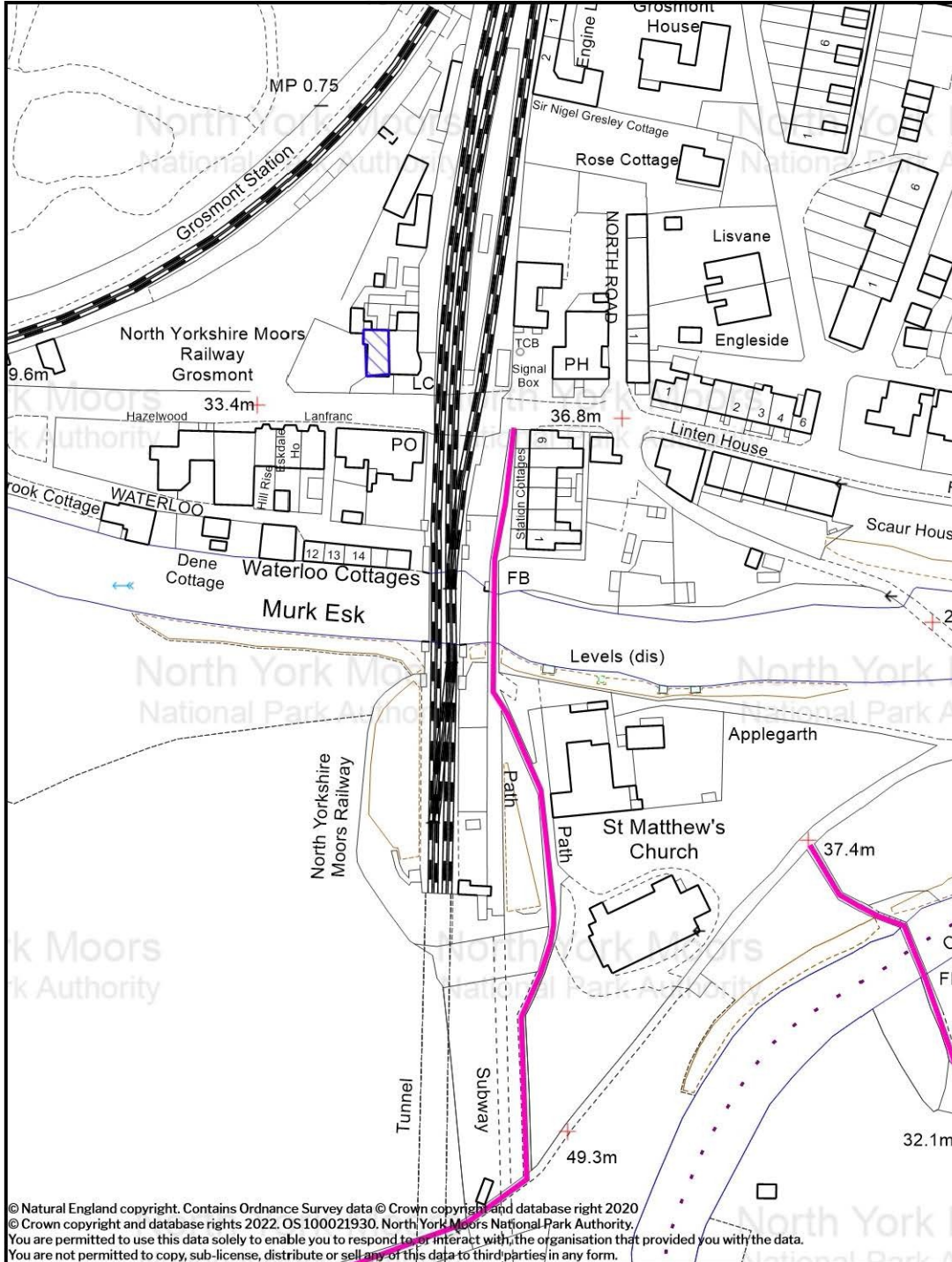
# Map showing application site



**North York Moors  
National Park**

Application Number: NYM/2022/0043

Scale: 1:1250



**Photo showing the principal elevation of the property, fronting Front Street**



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## **Consultation responses**

### **Parish**

Object – 9 March 2022 - The Parish Council consider that the property should stay as a permanent residential dwelling.

### **Highways**

No objections – 9 February 2022

### **Environmental Health**

No comments or concerns – 3 February 2022

### **Yorkshire Water**

No comments received

### **Third party responses**

No comments received

### **Consultation expiry**

25 February 2022

## **Background**

Grosmont Station House is an attractive Grade II Listed Building of typical stone and slate construction. In a prominent position on Front Street, adjacent to the level crossing, the building is characterful of the area and makes a positive contribution towards the conservation area. The building has always been associated with the railway station and has had various uses throughout its history.

This application seeks planning permission for the change of use of Grosmont Station House from residential accommodation to offices, to be used by the North Yorkshire Moors Railway.

## **Main issues**

### **Local Plan policies**

**Strategic Policy K** relates to The Rural Economy. This policy explains that development that fosters the economic and social well-being of local communities within the National Park will be supported where it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes. It will also be supported where the development provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

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**Policy BL8** relates specifically to Shops, Offices and Food and Drink Services. The policy states that new retail development, professional and financial and food and drink services will only be permitted in smaller villages where development is compatible with the character of the area and are of a scale that is appropriate to the community in which they are located.

### **Material considerations**

There are to be no external alterations to the Listed Building and so there will be no adverse impact on the original character and form of Grosmont Station House or the wider Conservation Area.

### **Principle of change of use**

This application seeks to change the use of Grosmont Station House from residential accommodation to office and meeting room space to be used by the North Yorkshire Moors Railway.

The property has operated as a holiday let in excess of 15 years. The applicant states that prior to its use as holiday accommodation, Grosmont Station House was used as offices for a brief period although there is no planning history to reflect this use.

The use of Grosmont Station House as offices is unlikely to have a negative impact on the private amenities of local residents. The office space is modest and remains associated with the North Yorkshire Moors Railway so is unlikely to generate significant levels of noise and activity. In addition, the Local Highways Authority have responded with no objections to the application stating that it is not anticipated that the change of use will have any significant impact on the public highway.

The Parish Council have objected to the application stating that they feel the property should remain as permanent residential accommodation. It is considered that given that the property has operated as a holiday let in excess of 15 years, it does not currently contribute towards the housing stock within the National Park. Whilst the Authority understands the Parish Council's position, it is Officer's view that the use of the property as offices for the North Yorkshire Moors Railway is in line with Strategic Policy K and Policy BL8.

In view of the above, and the lack of policy in relation to safeguarding existing residential uses the application is recommended for approval.

### **Contribution to Management Plan objectives**

Approval is considered likely to help meet Policy B21 which seeks to improve the employment and training opportunities available to people in 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.