

NYMNPA

13/04/2021

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# Supporting Statement

for proposed works at:

Laneside,  
Glaisdale,  
Whitby,  
YO21 2QX

client:

Mr & Mrs Simpson

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**A L Turner + Associates**

1 Loring Road  
Ravenscar  
Scarborough  
North Yorkshire  
YO13 0LY

April 2022

### **THE PROPOSAL**

This proposal is for the erection and siting of a single storey Shepherd Hut for use as a holiday letting unit.

### **ASSESSMENT OF THE SITE'S IMMEDIATE AND WIDER CONTEXT**

The site is located approximately one mile north of Glaisdale village centre off the Lealholm road taking private access over an ancient access road by virtue of a Court Leet.

The site contains a bed and breakfast guest house with owners' accommodation in approximately 0.29 hectares of garden immediately to the east of the only other dwelling (Beckside – formerly two dwellings) in the vicinity.

The main building consists of a part two storey and part single storey structure of modern design clad in natural stone and render walls with pitched pantile roofs.

There is a modern detached garage and storage building immediately to the east of the main building with car parking in front taking access directly from the access road. This building is single storey to the front (south) facing elevation and two storey to the rear facing elevation to accommodate the sloping site.

The garage is clad in stained timber shiplap boarded walls with a pantile covered pitched roof. The car parking hardstanding is surfaced in loose stone chippings.

The landscaped gardens are to the north of the buildings with an open aspect beyond.

### **PLANNING HISTORY**

NYM/2010/0320/F/CU – permission granted for use as a guest house, erection of single storey extensions and erection of a detached garage – all implemented.

NYM/2022/0055 – permission refused for the erection of a single storey extension to be used for holiday letting in place of one of the current bed and breakfast rooms.

APP/W9500/W/22/3296345 – planning appeal pending against the above refusal of permission.

### **RELEVANT PLANNING POLICIES**

- **Local Plan Policies -**  
Relevant policies contained in the adopted Local Plan are:  
Strategic Policy C  
Strategic Policy J  
UE1 – Location of Tourism and Recreation Development  
ENV4 – Dark Night Skies  
Part 1 and 2 NYM Design Guide
  
- **National and Regional Policies –**  
National Planning Policy Framework (NPPF) paragraph 84 under 'Supporting a Prosperous Rural Economy'

## **EVALUATION**

The proposed Shepherd Hut is based on a traditional design dating back to the late 16<sup>th</sup> Century with a framed base supported on cart wheels with sufficient internal space to enable travelling shepherds to eat and sleep in relative comfort and in shelter from the elements. Over the past century the design has remained close to the original but the use has changed to suit the leisure industry. In more recent times shepherd huts have become more sophisticated internally with comfortable, heated living spaces for two or three people to be used as short stay holiday accommodation which fits with the growing trend for 'glamping' breaks experienced throughout Europe.

The North York Moors National Park is heavily reliant upon sustaining a healthy and prosperous tourism trade which is the most important income generating industry across the Park. The local planning authority recognises the need to be more supportive of tourist related uses and encourages current tourist operators in their desire to maintain and build on existing tourism based developments – as required by guidance contained in the NPPF.

In terms of local planning policies there is provision contained in Policy UE1 – Location of Tourism and Recreation Development – under paragraph 2(a) which supports the introduction of small, new buildings annexed to existing tourism businesses in open countryside settings.

This proposal involves the introduction of a single shepherd hut which will be sited to the east and close to the current garage building. At this point the land falls away from the access road with good vegetation screening along the road boundary. There has been an unused (except for garden storage) shepherd hut in this position for several years which the proposed hut will effectively replace. The current hut is not fit to be used as holiday living accommodation and will be set aside.

Pedestrian access to the proposed hut will be via the existing pedestrian gate attached to the right hand end of the garage with new steps and a pathway leading to the hut. There will be a car parking space available for visitor use to the front of the garage.

The area immediately around the proposed hut consists of a mature garden with screening from established trees and bushes. As the proposed shepherd hut is a replacement of an existing hut there will be minimal disturbance to the setting and little affect upon the character of the area given there is already a building in that position.

In terms of use the proposed hut will become part of the existing business growth plans and will be closely associated with the current bed and breakfast rooms and (subject to appeal) holiday letting unit attached to the main building. The proposal is therefore in line with the terms of Policy UE1 insofar as the proposal is *'for the expansion of an existing tourism business.'*

Lighting for the proposed shepherd hut will accord with the requirements of Policy ENV4 in that lighting points will be kept to a minimum and will only be positioned for reasons of safety. Further, lights will be downward pointing, operated by PIR sensors (to avoid

overuse) and of low wattage output using 15 watt low energy bulbs. External lighting points will be restricted to the areas around the steps adjacent the garage and at the entrance to the hut.

The design of the proposed shepherd hut will be in keeping with a traditional hut design being clad in timber boarded walls and a corrugated metal, shallow arched roof covering.

## **CONCLUSION**

This statement demonstrates the proposal complies with the Local Plan requirements in terms of use, design, siting and effect upon the character of the setting. The local planning authority has a duty towards ensuring existing small businesses can continue to operate and expand in a controlled way in order to contribute to the local economy. Thus, the lpa should be supportive of this proposal and grant planning permission.

**END**

Laneside, Glaisdale, Whitby, YO21 2QX

example of external downlight with PIR sensor



black metal casing

15 watt bulb

## Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

**Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:** [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

Mr Stephen Simpson

NYMNPA

Planning Portal Reference (if applicable):

13/04/2021

Local authority planning application number (if allocated):

Site Address:

Laneside, Glaisdale, Whitby, YO21 2QX

Description of development:

erection of a shepherd hut for use as a holiday let

## 2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes  No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

## 3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

## 4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes  No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

## 5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes  No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes  No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

c) Do you wish to claim a self build exemption for a whole new home?

Yes  No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

d) Do you wish to claim an exemption for a residential annex or extension?

Yes  No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)



## 6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes  No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes  No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	11.3	0	11.3	11.3
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>			

**7. Existing Buildings** (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes  No

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes  No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

A L Turner

Date (DD/MM/YYYY). Date cannot be pre-application:

13/04/2022

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

### For local authority use only

Application reference: