

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0249

Development description: demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six local occupancy dwellings with associated amenity spaces, accesses, parking and landscaping works together with conversion of outbuilding create garden store, linked to Cottage 6.

Site address: Low Farm, Beacon Way, Sneaton

Parish: Sneaton

Case officer: Mrs Hilary Saunders

Applicant: Stainthorpe
Low Farm , Beacon Way, Sneaton, Whitby, YO22 5HS

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

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	<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 block plan</td><td>D11107-03 RevK</td><td>12/08/2022</td></tr><tr><td>Plot 1 Proposed floor Plan & elevation</td><td>D11107-05 RevG</td><td>12/07/2022</td></tr><tr><td>Plot 3a/b proposed floor Plan & elevation</td><td>D11107-07 RevE</td><td>12/07/2022</td></tr><tr><td>Proposed plans & elevation</td><td>D11107-11 RevF</td><td>12/07/2022</td></tr><tr><td>Proposed outbuildings</td><td>D11107-13 RevC</td><td>12/07/2022</td></tr></tbody></table>	Document Description	Document No.	Date Received	Proposed block plan	D11107-03 RevK	12/08/2022	Plot 1 Proposed floor Plan & elevation	D11107-05 RevG	12/07/2022	Plot 3a/b proposed floor Plan & elevation	D11107-07 RevE	12/07/2022	Proposed plans & elevation	D11107-11 RevF	12/07/2022	Proposed outbuildings	D11107-13 RevC	12/07/2022
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		Store/studio plans & elevation or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3	RSN00	<p>The occupation of dwellings 1,2, 3 a & b and 4a &b hereby permitted shall be limited to:</p> <p>a qualifying person; and a wife or husband (or person living as such), licensee, dependant or sub tenant of a qualifying person.</p> <p>For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy C013 of the adopted North York Moors Local Plan, namely that he/she is:</p> <ol style="list-style-type: none"> 1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or 2. Currently in employment in the National Park; or 3. Having an essential need to live close to relative(s) who are currently living in the National Park; or 4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or 5. Former residents whose case for needing to return to the National Park is accepted by the Authority. <p>Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.</p> <p>Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions:</p> <p>Allerston; Beadlam; Burniston; East Harlsey; Eberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton;</p>

		<p>Sutton under Whitestonecliffe.</p> <p>Note C: A mortgagee of the owners exercising its statutory power of sale, a receiver appointed thereby, or a successor in title thereto is not bound by the provisions of this Condition, (provided always that any such mortgagee must be a body corporate registered with and regulated by the Prudential Regulation Authority (or any successor body whose function is to regulate mortgages and loans)).</p> <p>The local occupancy restriction shall however be replaced by a principal residence restriction as follows:-</p> <p>The application property hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to 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 with or without modification). The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home.</p> <p>The occupants shall supply to the local planning authority (within 14 days of the local planning authority's request to do so) such information as the local planning authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.</p>
4	RSU000	<p>Cottages 5 and 6 of the development hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to 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 with or without modification). The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home. The occupants shall supply to the local planning</p>

		authority (within 14 days of the local planning authority's request to do so) such information as the local planning authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.
5	RSU010	The Annex accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main attached dwelling annotated as Cottage 6 on the plans hereby approved shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.
6	GACS00	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.
7	CDLB02	No work shall commence on to clear or strip out the buildings to be converted, to which this permission relates until a full Structural Survey and condition report from an appropriately qualified professional has been submitted to and approved in writing by the Local Planning Authority. This report shall include an assessment of the extent to which works or repairs are necessary and the amount of new structural work needed to enable the conversion. The work shall not be carried out otherwise than in accordance with the approved details.
8	CDLB05B	No work shall commence on the installation of any external fixtures to Cottages 5 & 6 to which this permission 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 lighting, meter boxes, 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.

9	MATS05	The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
10	MATS06	No work shall commence on the construction of any external walls for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.
11	MATS15	The roofs of plots 1,2, 4a &4b, 5 and 6 hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12	MATS17	The roof of plots 3a & 3b hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13	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.
14	MATS47	The external face of the frame to all new windows shall be set in a reveal of 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.
15	MATS54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

16	MATS52	The lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone and shall be maintained in that condition in perpetuity.
17	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
18	MATS00	The solar panels hereby approved shall have black frames and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
19	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.
20	MATS72	The rainwater goods utilised 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.
21	DRGE00	The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed in writing with the Local Planning Authority prior to the laying of the drainage systems .
22	DRGE00	No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
23	HWAY00	The development must not be brought into use until the accesses to the site at these three locations has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements: The crossing of the highway verge must be constructed in accordance with the Standard Detail number E50 and the

		<p>following requirements.</p> <p>i) Any gates or barriers must not be able to swing over the existing highway.</p> <p>ii) That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.</p> <p>iii) Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with approved details and maintained thereafter to prevent such discharges.</p> <p>iv) The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</p> <p>All works must accord with the approved details.</p>
24	HWAY00	<p>The development must not be brought into use until the access to the site at this location has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:</p> <p>The existing crossing of the highway verge must be improved by constructing an access in accordance with the Standard Detail number E50 and the following requirements.</p> <p>i) Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.</p> <p>ii) That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.</p> <p>iii) Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with approved details and maintained thereafter to</p>

		<p>prevent such discharges.</p> <p>iv) The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</p> <p>All works must accord with the approved details.</p>
25	HWAY17	Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
26	LNDS02B	All hard and soft landscape works comprised in the approved details (including the submitted measures to achieve Biodiversity Net Gain) shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
27	MATS00	No work shall commence on the installation of any garage door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
28	MISC12	The development hereby permitted shall not be brought into use until the approved renewable energy measures to generate energy on site from renewable sources to displace at least 10% of predicted CO2 emissions have been installed and thereafter maintained in a working condition.

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	RSN00	In order to comply with Strategic Policy M of the North York Moors Local Plan which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality.
4	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.
5	RSU000	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with Strategic Policy M of the North York Moors Local Plan
6	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.
7	CDLB00	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of Strategic Policy I and Policy ENV11 of the North York Moors Local Plan.
8	CDLB00	In order to comply with Policy ENV11 of the North York Moors Local Plan which seeks to ensure that alterations to heritage assets do not have an unacceptable impact on their special

		historic or architectural interest.
9-12	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.
13-20	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.
21 & 22	DRGE00	To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
23	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
24	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
25	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
26	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
27	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.
28	MISC00	In order to comply with the provisions of Policy ENV8 of the North York Moors Local Plan which seeks to ensure that new development contributes to reduce carbon emissions.

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>
2	MISCINF12	<p>Birds</p> <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</p>

		conservation@northyorkmoors.org.uk.
3	INFO0	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
4	INFO0	Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site: https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf . The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Consultation responses

Parish

Original plans 9 May 2022 No objections to this planning application.

However, there were some observations:

What is going to be the permitted use of the Annex adjoining Cottage No 6? We do not think that it would be in the interest of Sneaton Village if it were to be used for any other purpose than permanent local residency.

With regard to the proposed Studio, is this going to be offered for sale or retained by the developers, and what would be its use?

There is concern about drainage issues. We understand that the parking areas will be finished with a permeable paver, however there is concern with regard to surface water

from the roofs, footpaths and the rear paved areas of 8 extra dwellings. The existing drainage does at times struggle with heavy downpours.

There is no mention in the application for the provision of EV charging points.

There is also no mention of renewable energy sources (other than air source heat pumps). There is an ideal opportunity for solar photovoltaics, battery storage and/or solar hot water panels. All the proposed houses have a south facing roof that is not overlooked from any other dwellings or public access.

Highways

No objections subject to conditions

The LHA has considered the pedestrian routes residents and visitors to the proposed dwellings would take. On the side of Beacon Way that the application site is on, the nearest footway is approximately 200 metres away. It does not seem reasonable to request a condition to construct a footway along this 200 metres for this development. There is a footway on the opposite side of the road which is available for these potential pedestrians to use.

The existing highway extents include the relatively wide grass verge fronting the site between the carriageway and the dry stone wall. This grass verge shall remain along with all the street furniture in this area which include lighting columns, public utility apparatus and road signs. If the applicant needs any of these to be moved, they should discuss with the LHA or utility company for the details required to arrange this.

Yorkshire Water

No objections subject to conditions

Environmental Health

No objections

Third party responses

Name

None received

Publicity expiry

Advertisement expiry date – 27 May 2022

View of site from the main road



View of site from the rear



Background

The application site is located at the eastern end of the village of Sneaton. The site comprises a derelict range of traditional stone and pantile agricultural buildings which were de-listed in 1989 (but are still a non-designated heritage asset), and vacant land between this derelict range and a number of 20th Century detached dwellings.

The application site has been allocated as an environmental enhancement site in the adopted North York Moors Local Plan and consequently a desing brief has been prepared for the site.

This applicant seeks full planning permisison for partial demolition works and the conversion of and extension to the derelict range of buildings to form two principal residence dwellings, with an annex attached to one unit, along with the construction of six principal residnece dwellings.

The development proposed would consist of: -

- Plots 1 & 2 - at the west of the site - two four bedroomed, two storey detached dwellings, stone and pantile, both with integral garage.
- Plot 3 - one pair of 3 bed semi-detached two storey cottages, stone and slate shell.
- Plot 4 - one pair of 3 bed semi-detached 1.5 storey cottages, stone and slate.
- Plots 5 & 6. The conversion of the former buildings. After removal of the western end bay which is a more modern building. The remaining range will create two 3 bed dwellings with a 1 bed annex to plot 6 cottage, with a garden store through conversion of a small building at rear.

Parking will be provided at the front of the site surfaced with a mix of pea gravel and tarmac, with grass, and gardens, garden sheds and small areas of patio would be provided at the rear.

The scheme has been amended during consideration of the proposals in order to improve the details of design and outside areas.

In support of the application, the applicant has advised, in relation to request for a phasing agreement, as follows: -

The intention is to get planning items to a stage where parts can be sold off. A Section 106 would hinder the site significantly, slowing down the progress made. Why are the derelict buildings more of a priority than the west section that is just as much or more in need of enhancement? In the background the site owners have had the site appraised by local agents Richardson and Smith as well as Bell Snoxell Building Consultants. Feedback is positive for the Conversions especially given the principal residency occupation set out and that the design parameters are fairly well advanced. Selling these conversion opportunities should not present a problem.

Clients of mine who purchase such conversions are nearly always keen to push ahead and get them complete as swiftly as possible. The family owners would like to see the site present individual opportunities to locals as opposed to big/corporate developers. Some of the family members also want self-build plots. This accords with policy and presents a rare opportunity for self-build housing. With planning, tendering, buildings works etc, this could be a year or two. This delay then adversely impacts the sites. The property market is currently very strong with demand outstripping supply which really helps the viability of the proposals. Who knows if the market in a few years will be like this. Such uncertainty impacts viability and value.

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; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Strategic Policy M - Housing – seeks to ensure the delivery of new homes to help meet the needs of local communities and be delivered through the development of sites allocated in the Helmsley Local Plan and in Policy ENV13, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plan approved by the National Park Authority.

The Authority will support proposals for a variety of tenures, types and sizes of dwellings within the National Park, including accommodation for older people and those needing special facilities, care or support at home. Schemes will be expected to meet the need for smaller dwellings.

Open market housing (and affordable housing) will be permitted in the Local Service Centre of Helmsley, with principal residence and affordable housing on suitable small sites in Larger Villages; local needs housing on suitable small sites in Smaller Villages; and only to help meet the needs of agricultural, forestry or other essential land management in the open countryside. Affordable housing schemes will be encouraged in Larger and Smaller Villages through Rural Exception Sites.

Policy CO8 – Housing in smaller villages - sets out that in order to maintain the tranquil rural character of Smaller Villages, local needs and affordable housing will only be permitted on suitable small sites within the main built up area of the village, where development respects the form and character of the settlement and meets the need for smaller dwellings; or as a conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement.

Policy ENV8 – Renewable Energy– sets out that new development in the National Park will be required to address the causes of climate change by:

a) Generating energy from renewable sources where these are of a size, location and design appropriate to the locality and which contribute towards meeting domestic, community, or business energy needs within the National Park;

b) Requiring residential proposals of five units or more and other uses of 200 sq.m. or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

Policy ENV11 – Historic Settlements and Built Heritage - seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. In order to accept any loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal. This includes assets which are recognised through formal designation such as Listed Buildings and Conservation Areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park.

Policy ENV13 - Environmental Enhancement Sites - sets out that in order to deliver significant environmental enhancement, proposals for the re-development of the following sites will only be permitted in accordance with a planning brief approved by the Authority:

1. Former wood yard at Clack Lane, Osmotherley;
2. Land at Low Farm, Sneaton.

It is explained within the text that the two sites listed in this policy are ones where the former use ceased many years ago and buildings and other structures on site have become derelict. There have been long-standing issues which have prevented acceptable development proposals coming forward and the sites have been unsightly in the local area for many years. Careful re-development of these sites will bring significant community benefits as well as an environmental enhancement and it is for these reasons that they are included in the policy. A planning brief will be prepared between the landowner and the Authority, in consultation with the local Parish Council, to outline the general approach to re-development of the sites which will be used to inform and determine any future planning application.

Sneaton Planning Brief version 3 draft

The Planning Brief was prepared to assist and shape the redevelopment process as part of Policy ENV13 of the Local Plan and aims to:

- Improve the visual amenity of the village.
- Ensure the reuse and conversion of former traditional agricultural buildings.
- Ensure any new development respects the character of the village and existing buildings.
- Respects the setting of the Listed farmhouse and its historic farmstead.
- Encourage new residents to the village.

In terms of the occupancy of the dwellings, whilst Sneaton is defined as a smaller village where usually only local occupancy housing would be approved, the brief explains that bearing in mind the environmental enhancement opportunity that is offered by the conversion of the derelict barns, it is envisaged that the site could be developed for a scheme of principal residence housing and local needs housing in accordance with the planning brief.

It goes on to state that the site has detracted from the appearance of the settlement for many years and this approach represents an opportunity to improve the environment of this area of the National Park and to provide additional dwellings for the village and the wider National Park communities.

It concludes that the applicant's agent has indicated that the intention is to sell the site in parts to allow individual opportunities for self-build plots. As such, it is envisaged that a S106 agreement or a phasing planning condition will be required to ensure that whole site is developed and that the full environmental enhancement of this site is fully achieved, as required by Policy ENV13.

Material Considerations

In terms of the details of design, layout, renewable energy and biodiversity net gain, all of these issues have been addressed through the process of considering the application, with amended plans and additional information sought which have addressed these issues and also answered queries raised by the Parish Council.

The proposal is considered to be in accordance with the policies set out above.

In terms of occupancy, whilst the site is within a smaller village where only local occupancy is normally approved, in this case, it is set out within the design brief that it is acceptable for the two barn conversions to be principal residence, to aid viability.

The Design Brief also seeks to ensure the conversions are not developed after the new housing to ensure full build out of the site, and consequently requires a phasing arrangement.

However, the applicant has set out why this approach would not be practical and might cause difficulties with the overall viability of the scheme. The reasons put forward are considered to be valid and consequently, it is not recommended to add a phasing requirement.

Conclusion

In view of the above, approval is recommended.

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 alterations to the design and materials, to deliver sustainable development.