

NYM/2022/0589 - EAST END FARM

The Parish Council object to this planning application on the following grounds:

Strategic Policy M - Housing

The Local Plan covers 19 years from 2016 to 2035. Over that period the objective is for the development of 551 dwellings across the whole of the National Park. This equates to an average of 29 dwellings being built within the National Park each year. According to the Local Plan the population of the National Park was 22,997 in 2017. The 2011 census records the population of Egton as 448. Taking the population ratio and applying that to the total Local Plan target of 551 dwellings over the 19 year period, equates to Egton's contribution being 10.7 dwellings. The Campaign for National Parks website states that the population of the park is 25,000. Using this figure would bring Egton Parish's housing contribution down to 9.9 dwellings. That is over the whole 19 year period.

In the last few years planning applications have been approved for four sites within the main built up area of the village on the road out to Grosmont. This includes the development of 2 houses on the right hand side of the road before Honey Bee House, 5 houses opposite that, a further large detached house next to Mount Pleasant and conversion of 3 barns at Red House Farm into dwellings. Honey Bee House and Mount Pleasant mark the end of the village on the Grosmont road with the Egton sign situated opposite the garden of Mount Pleasant. Building work has started on the plot of the large detached house. Therefore, recently planning applications for 11 dwellings have been approved within the Parish of Egton. This exceeds Egton's ratio contribution to the total development target as set out in the Local Plan for the whole 19 year period. This planning application for a further 3 dwellings is therefore entirely unnecessary.

The planning application argues that East End farm is considered to be part of Egton, which falls within the definition of a large village. The Parish Council disputes this as East End Farm is clearly well outside the main built up area of the village. In line with Strategic Policy M - Housing, The Parish Council consider that paragraph 7.24 f) also applies. Should the development be approved, in order to avoid the dwellings becoming second or holiday homes, a local connection restriction should be applied.

Policy CO10 - Housing in Open Countryside

The Parish Council considers that East End Farm is wholly within open countryside, as are the neighbouring properties of Eastwell Cottage, East End Cottage and Hamelin. Housing in open countryside can only be permitted under specific criteria in the Local Plan:

1. Where there is an essential need for a dwelling to support farming, forestry or other essential land management activities. East End Farmhouse, which is not included in the planning application, remains suitable for farming activities. Indeed, East End Farm was run by a tenant until earlier this year.
2. Where an existing dwelling is to be replaced in accordance with policy CO14. The application does not comply with this as, again, East End Farmhouse is available as suitable accommodation for the relevant activities.
3. Where a rural building is of architectural or historical importance and is converted in compliance with policy CO12. The barns are not listed and are very similar in design to countless barns across the North York Moors.

Policy CO12 - Conversion of existing buildings in Open Countryside

This planning application does not comply with all of the criteria under policy CO12. It could be argued that, given the age of the buildings, they might be considered of architectural and historic

importance. However, they are of a very generic design and have no distinguishing features that would mark them out as being of particular architectural or historic interest. As such, they are not listed. The main barn is visible from the road, but the long line of barns is hidden from public view. Given that the long line of barns is not visible from the road, they do not make a positive contribution to the landscape of the National Park. It is therefore questionable whether the application complies with any of the criteria under this policy.

The long line of barns are small in size. Given the redevelopment work, including insulation, that would need to be carried out to make them habitable, this would mean the internal dimensions would be even tighter. Paragraph 3 of policy CO12 refers - the buildings may not be appropriately sized for the intended purpose. The Parish Council also notes that there is a potential issue with the water supply to the neighbouring 4 dwellings. It is questionable therefore whether the buildings have reasonable access to necessary infrastructure, services and facilities. Paragraph 4 of policy CO12 refers. Should the application be granted, the Parish Council consider that a condition should be applied to require the applicant to ensure that the water supply to neighbouring properties is not adversely impacted.

The Parish Council notes that the application states that Mulgrave Estate have a "side agreement" with the planning authority, that where barns are listed they are able to develop dwellings as Principal Residence. The application states that this is because if they were developed with a Local Occupancy condition, the development would not be financially viable. It is not clear at all to the Parish Council why Mulgrave Estate should consider that they have some kind of special agreement with the planning authority. In any case, these barns are not listed. The correct interpretation of this policy is that, should the criteria be met (which is highly debatable), a Local Occupancy clause should be applied to the planning decision. Whether or not this makes the development financially viable or not, is irrelevant. The Local Plan should be implemented fairly and without favour to any particular applicant.

Other considerations

The application states that the barns are no longer fit for purpose for their original intent. East End Farm was, until very recently, run independently as a tenancy from Mulgrave Estate. The application does not explain why the barns are suddenly unfit for purpose, given that the application states that the Mulgrave Estate will continue to run East End farm as a going concern. The barns were in use until recently in connection with the management of East End Farm.

The Parish Council also has a general concern about Principal Residence and Local Occupancy clauses. There is a real risk that if the barns were developed, they would ultimately end up as second homes or holiday lets. The Parish Council is concerned about the impact of second homes in the parish, in that with properties lying empty for long periods of time, this impacts the vibrancy and long term survival of the culture within the Parish, and more broadly across the North York Moors National Park.

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0589/FL**

Proposed Development: conversion of traditional agricultural barns/outbuildings to three principal residence dwellings with associated amenity spaces, landscaping works, infrastructure (foul water package treatment plant) and parking together with the demolition/removal of a modern barn, hard standings and slurry store

Location: land and buildings adjacent East End Farm, East End, Egton

Applicant: The Mulgrave Estate

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/276 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 23 August 2022

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The design standard for the site is Design Manual for roads and Bridges (DMRB) and the required visibility splay is 2.4 metres by 45 metres. This is based on an estimated typical speed. To achieve this level, the trees on the north side of the access will require regular pruning. The current visibility is 2.4 metres by 50 metres.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-05 Visibility Splays at East End Farm, Egton

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0589/FL

There must be no access or egress by any vehicles between the highway and the application site at East End farm until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From: Zara Hanshaw

Sent: 22 August 2022 12:01

To: Hilary Saunders

Cc: Planning >

Subject: NYM/2022/0589 land and buildings adjacent East End Farm, East End, Egton

Hi Hilary,

I have reviewed the Bat, Breeding Bird and Barn Owl Survey (MAB, July 2022). I am satisfied that there is sufficient ecological information available for determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Bat, Breeding Bird and Barn Owl Survey (MAB, July 2022) should be secured by a condition of any consent and implemented in full. As the report states that the development will result in the loss of a day roost for a common pipistrelle, a European Protected Species Licence (EPSL) or Bat will be required for the conversion to take place. Provision of a copy of the EPSL should be secured as a condition of any consent.

I note that the Planning, Design and Access Statement (John Long Planning Ltd, August 2022) details that a native hedge will be planted, to deliver enhancements for biodiversity. I support the native species proposed but would recommend that it is planted with a lower percentage of hawthorn, to allow for more species diversity.

An external lighting condition should also be included.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

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

From:
To: [Planning](#)
Subject: RE: NYM/2022/0589
Date: 12 August 2022 13:00:16
Attachments: [image001.png](#)

Good afternoon

The councils response will be sent 7 September after the meeting if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: East End Farm, East End, Egton - Conversion of agricultural buildings to three dwellings etc.
NYM/2022/0589
Date: 11 August 2022 11:34:19

FAO Mrs Hilary Saunders

**East End Farm, East End, Egton - Conversion of agricultural buildings to three dwellings etc.
NYM/2022/0589**

I refer to your e-mail of the 11th August 2022 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council