

NYMNP/PA

06/03/2023

DESIGN AND ACCESS STATEMENT

PROJECT: Land Adjacent to
Red Barn
Hawsker Lane
Hawsker
Whitby
YO22 4BS

APPLICANTS: Mr Richardson

DATE: 27th February 2023

OUR REF: 9154

Office- Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

Registered Number 208496 VAT Number 317 1456 73
Regulated by RICS



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Richardson who is the owner of Red Barn, Hawsker Lane, Hawsker, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the area of the North York Moor National Park Authority jurisdiction.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development is for siting a seasonal touring caravan at land at Red Barn, Hawsker Lane, Hawsker. This is for the sole use of the applicant.

3.0 PURPOSE OF STATEMENT

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposal put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions.

4.0 PLANNING HISTORY

- 4.1 The only past planning record identified is as follows:-

1. Application number: 40330040F

Use of land for the siting of a static caravan for holiday letting purpose. Application approved with a decision date on 11/04/2002.

2. A number of applications for conversion of Red Barn have been unsuccessful.

3. Application number: 40330040D

Renewal of consent – NYM4/033/0040C/PA for siting of one static caravan. This was the renewal of a temporary planning permission approved with conditions on 10/11/1993.

4. Application number: 40330040B

Renewal of consent to site one static caravan. This was an application for full permission that was approved on 12/09/1983.

- Similar consent repeated in 1988.

- Application in 1997 refused for the siting of a static caravan.

5.0 RELEVANT CASES WITHIN THE NORTH YORK MOORS NATIONAL PARK

5.1 Application number: NYM/2021/0291/FL

Hawthorn Hill, Farm Cottage, Green End Goathland.

This application involved alterations to a building with siting of a static caravan for a temporary period.

5.2 Application number: NYM/2019/0809/FL

Borrowby Barn, Hinderwell,

Application for conversion of redundant buildings with temporary siting of a caravan during construction. This was approved.

5.3 Application number: NYM/2018/0156/FL

Barn Adjacent to Waingate Farm, Fadmoor.

Use of land for siting 1No. static caravan for residential purposes for a temporary period with construction of a garage. This was approved with conditions.

5.4 Application number: NYM/2017/0723/FL

School House Farm, Egton.

Use of land for siting 1No. static caravan for residential use for a temporary period.

Approved with conditions.

6.0 SITE CONSTRAINTS

6.1 The site sits immediately to the east of Hawsker Lane and to the north of Red Barn. Red Barn is a Grade II Listed structure.

6.2 To the south of Red Barn there is a public footpath that run adjacent a derelict precast concrete building and hedgerow.

- 6.3 The site currently has an access off Hawsker Lane with suitable space for a vehicle to pull off onto the land without having to first open the gate.

7.0 FLOOD AND RADON RISK

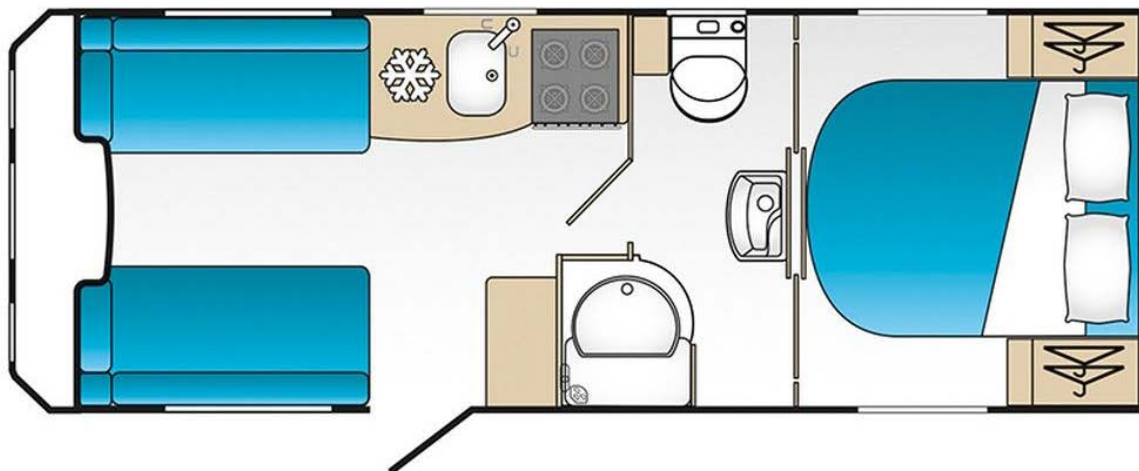
- 7.1 According to the Environment Agency Flood Risk map, the site is not in area that is at risk of flooding.
- 7.2 Review of the on-line UK radon search shows that the site is not at risk of any radon related issues.

8.0 THE SITE

- 8.1 The application site is within the North York Moors National Park but is not within a designated Conservation Area. It does however sit to the north of the Grade II Listed Red Barn.
- 8.2 The property sits in a rural area made up primarily of grass and arable fields. The land previously formed part of Summerfield Farm to the south.
- 8.3 The site has had a static caravan on for upwards of 50 years and the concrete pad remains where the proposed tourer is to be positioned on a seasonal basis.
- 8.4 The surrounding topography is relatively flat but there is a gentle slope down from the south. Red Barn sits in a slight dip in the landscape.
- 8.5 To the north and part of the east quite substantial screening from mature trees and hedgerows and sections of planting. From the roadside Red Barn itself provides a large screen from the south west. View of the site area from the north through the access gate only but the touring caravan is to be set to the north and away from direct sight.
- 8.6 To the south there is a public footpath. Proposed site for the touring caravan is partially screened by an old pre-cast concrete structure together with elements of hedgerow.
- 8.7 The site is relatively tucked away in terms of its view from the wider landscape.

9.0 THE PROPOSAL

- 9.1 The proposal for the siting of a small seasonal touring caravan. Specification as set out below:



Layout shown above. This is not to scale.

Caravan dimensions:

Width: 2.32m

Length: 7.45m (5.8m not including the tow bar section)

Height: 2.65m

- 9.2 The use of the touring caravan will be for the Applicant while they carry out vital repairs and maintenance on the Grade II Listed structure adjacent, work in Whitby over the summer period for Wet Wheels and put together a comprehensive application for conversion of Red Barn adjacent.

- 9.3 Red Barn is in need of works to repair and maintain its important historic fabric, in turn ensuring its stability. Such works are very costly. The applicant intends to undertake a large proportion of the works to overcome the significant financial obstacle, but to do this they need to be onsite. Travelling to and from York adds substantial cost, wastes time and massively hinders the objective of putting Red Barn into good condition.
- 9.4 The other key driver for the proposal is the applicants involvement in the charity Wetwheels. The applicant retired from his business in 2015 to facilitate a project called Wetwheels Yorkshire. Wetwheels is a specially adapted, fully accessible powered Catamaran (called Wetwheels Yorkshire).UK Reg Charity: 118600.
- 9.5 Finding the right people with suitable qualifications, experience, licenses and skill set for working with disabled participants for the Wetwheels operation running out of Whitby harbour has proved far more difficult than envisaged. Over recent years the Covid Pandemic has compounded issues further. The applicant has had to dedicate far more time and effort as a result and skipper the vast majority of outings. This dedication has resulted in the operation taking out thousands of disabled people and their families onto the water from Whitby since it launched in 2018. Having a seasonal base in close proximity to Whitby supports the ongoing viability of this charity and all the benefits this unique experience offers participants.

10.0 ACCESS

- 10.1 Access to the site is through an existing entrance off Hawsker Lane. The gate is well set back from the field to enable vehicles to pull off the roadway. This significantly reduces any risks of this access point.

11.0 LANDSCAPING

- 11.1 The landscaping around the building is generally grass and agricultural fields. The site sits in a slight dip with elements of mature planting to a number of sides. Some elements are slightly open but further planting is already under way to try and re-establish some of the native species hedges particularly to the south against the footpath.
- 11.2 No significant landscaping works are proposed but the applicant is open to any suggestions from the National Park in terms of any further screening that could be provided by adding additional planting either hedgerows or trees.

12.0 FOUL AND SURFACE WATER DRAINAGE

- 12.1 Surface water from the caravan will simply run off the roof and off the side of the concrete pad. There is a water course to the north. Foul sewage will be taken away and disposed of correctly.

13.0 **PLANNING POLICY**

- 13.1 Review of the North York Moors National Park Local Plan undertaken. No specific policies for this type of application. Review therefore carried out of Policies that have some bearing as follows:

Policy UE2 : Camping, Glamping, Caravans & Cabins

This Policy states the following:

Development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motor homes etc) where-
Item 1:

It is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or;

Item 2:

It is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.

- 13.2 The proposal in this instance falls into a grey area not fully covered by the Local Plan as this is a temporary seasonal residential arrangement in a touring caravan. Item 2 above is not fully satisfied but there is no need for an existing residential unit for management given the owner occupation proposed, as opposed to holiday guests.

- 13.3 Some of the criteria elements set in Policy UE2 are met by the proposals as follows :

i) The placing of the touring caravan on site seasonally avoids any extensive alterations with ground levels as it uses an existing concrete pad that has been in position for decades from a previous static caravan. The caravan can be removed without any harm at all on the landscape.

ii) The proposal does not lead to unacceptable harm in terms of noise and activity in immediate area.

iii) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area. The caravan will be positioned on site during the summer period when the trees, hedgerows and bushes etc. are all in full leaf minimising the visual impact. The caravan will then be removed during the winter months.

iv) The touring caravan is of a high quality modern type and substantially smaller than the past static caravan.

- 13.4 In terms of Policy ENV5- Flood Risk. The development area is not within a flood risk zone.
- 13.5 In terms of Policy ENV4 – Dark Night Skies, minimal impact from the proposal in this respect. Small windows to the caravan and during the night there is nothing to see out from the caravan meaning curtains will be drawn.

- 13.6 It is noted that on Page 33 of the Local Plan the objectives for the North York Moors National Park are set out. One of the National Park statutory purposes and duties relates to promoting the opportunities for the understanding and enjoyment of the special qualities of the National Park. Allowing the accommodation in this instance for the captain of a local vessel in the harbour at Whitby, which goes up and down the North Yorkshire coast, including many elements of the National Park, is clearly of benefit. This also satisfies the purpose of fostering economic and social well being of local communities.
- 13.7 Sections 11-13 under Paragraph 2.3 – Entitled Understanding & Enjoyment. These clearly set out support for tourism and recreational enterprises that do not detract from the National Park’s special qualities and which contribute to the local economy. The proposal in this instance satisfies these objectives.

14.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) -2021

- 14.1 Over the past 10 years there has been a key change in terms of planning legislation and policies. The NPPF was originally published by the UK's department of Communities and Local Government in March 2012 consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) for use in England.
- 14.2 The NPPF has been revised with the latest revision published in July 2021. The aim of this document is to provide a framework to which policy is set.
- 14.3 Paragraph 7 of the NPPF states that ‘At a very high level, the objective of a sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’
- 14.4 Under paragraph 8 it is highlighted that the planning system has three overarching objectives, which are inter dependant and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 14.5 The application in question satisfies these objectives in a number of different ways. From an economic perspective with the applicant using the caravan, they will shop and socialise locally bringing money into the economy. The applicant is also a captain in Whitby of a charity vessel which satisfies a social objective. The caravan will allow the applicant to be in relatively close proximity to their place of work in the harbour minimising their current travel time which is well over an hour away in York. This significantly reduces their carbon foot print with the caravan being removable and seasonal having no lasting impact.

- 14.6 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up to date development plan without delay or where there are no development plan policies or the policies which are most important to determine applications are out of date, granting permission unless-
- Item 1. The application or policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Item 2. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 14.7 Paragraph 38 advises that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area'.

15.0 Conclusion

- 15.1 The North York Moors National Park Local Plan has no specific policies to deal with the application in question. A number of policies, objectives and duties have been set out that are satisfied by the proposals.
- 15.2 The proposals are of an appropriate scale, seasonal and support both economic and social objectives without any significant detriment on the landscape.
- 15.3 The relevant cases show that the NYMNP grant temporary caravans for residential use. Given the need to be onsite to undertake and manage the essential repair and maintenance of the listed barn, this scenario is no different. This is alongside the need for the Wetwheels charity.
- 15.4 Taking account of the above, the impact of the development is positive overall and in line with the NPPF that is in favour of sustainable development.

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