

# North York Moors National Park Authority

## 30 March 2023 Planning Committee members update sheet.

### Item 1, NYM/2022/0588

#### Additional third party response

**Gary Warburton, Stoneleigh House, Castleton** – I have reviewed the amended proposals for this application to convert the former cattery front workshop into a permanent three bedroomed dwelling, and I would like to reaffirm my original objections to the proposal.

I believe any residential development on this site will result in the cattery buildings being considered a new dwelling in the open countryside and is therefore contrary to the Strategic Policies of the North York Moors Local Plan.

For this reason, the application should be rejected.

If in the event the Committee decides to go against the Strategic Policies, then I would like to make a further comment regarding the overall height of the building. It seems to me inconceivable that the two upstairs bedrooms and associated ensuite bathrooms will have the requisite headroom when the latest roof/ceiling insulation requirements are implemented by Building Control.

### Item 2, NYM/2023/0063

#### Additional third party responses

**M Fletcher, 6 Willow Wood Way** – I work from the applicants home office therefore, if the applicant is allowed to build here it would allow me to walk to work, leaving the car at home and less vehicular movements on Willow Wood Way. In addition, I have no windows in my property that would be obscured by the proposed dwelling on the adjacent application site i.e., in the proposed location in the field.

I have looked at the plans and together with the site location and proposed ground floor is substantially lower than my ground floor (I am the last house on the street before the field in question).

For officers and Members attention, I have attached an overhead village plan. It shows the close proximity of the proposed dwelling/build to my house, (24m). I have done this to provide some visual context of the location in relation to the centre of the village which I consider to be around the bus stop or the t-junction in the middle of the village. The proposed site doesn't appear to be any further away from the centre than Summerfield Garage and in line with Stainsacre Hall making it appear within context with the rest of the village i.e., it appears to be within the village envelope.

Furthermore, as the proposed development is in line with Willow Wood Way and the stables it appears to fill a 'small gap' in an otherwise continuous built-up frontage and is in harmony with the localised street pattern rather than a 'sporadic development'.

The applicants also have good local and Parish Council support for their application.

**Aerial images provided by M Fletcher**



**Alex & E Harvey, 5 Willow Wood Way, Stainsacre** – Additional comments in support of the application – summary below: -

I am closest to the proposed development, and I can see the field where the proposed home will be sited.

I am extremely shocked and disappointed that the plans submitted by Mr and Mrs Fletcher have been recommended for refusal particularly as the site is close to neighbouring properties in the village- and the local parish council have not objected. It is clear from the letters submitted that there is a great deal of support within the village for the home including a petition with 20 signatures.

My home is a shared ownership property and was purchased in 2013. Prior to Mr and Mrs Fletcher purchasing the land approximately four years ago several residents including myself had issues with the way the land was managed by the previous owners. They caused disruption and did not follow planning conditions set by the National Parks. In complete contrast Mr and Mrs Fletcher have been very respectful of their neighbours on Willow Wood Way. They travel slowly and carefully up the road, don't work the land early in the mornings or late at night and have always asked National Parks for permission for anything they have done.

They have kept the field clean and tidy. They would be perfect neighbours as they are desperate to work with National Parks to ensure the plans meet all the criteria. Presently Mr and Mrs Fletcher (a local family and employer of many local people) travel frequently to the field to tend to their animals multiple times a day and use the field for the purpose it was intended. If planning were to be granted this would greatly reduce the number of trips reducing their carbon footprint and impact on the environment of willow wood way.

Mr and Mrs Fletcher's daughter is my next door neighbour she lives next to the field and not 'in the village' and is employed by Mr and Mrs Fletcher. She will be able to be based at home rather than travelling into Whitby.

Moving onto the document and the Director of Planning's reasons of refusal.

I do not believe the site is located well beyond what constitutes the main built- up area of the village. Not all the homes on willow wood way are affordable – three are for local rent. Homes back onto the line track close by and the back of Rigg View is also close to the site. The field is not in my view isolated and is overlooked. The property would not be sporadic development as it is close to the other houses. Why would it significantly harm the landscape character. |There is already a large stable on the land and this does not detract in any way. The land is adjacent to a cul -de -sac and the home will blend in with the local surroundings. This is a very short- sighted reason for refusal. Have you visited the street and seen all the houses in close proximity to the land including Rigg View and the properties backing onto the line track as well as the wildlife sanctuary and associated holiday homes. In addition, a short distance away is the new housing development close to Eskdale School which can be seen from the line track close to the

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field. There is also a large property close to the field hidden from view near the sanctuary.

I think the design is of exceptional quality and would be mainly hidden from view. The applicants own the field and therefore it would not be used for housing development in the future, so I don't believe Policy CO8 applies as there won't be any other small dwellings built as it is their own land.

The photo you have used of Willow Wood Way does not show the adjacent houses nor the homes on Rigg View and Scrapper Lane which are extremely close to the field.

There have been no objections to the proposed development apart from the National Parks. Surely a home for a local hardworking family in the above circumstances should be approved. There is already an existing building on the site. It is unfair to penalise larger households as a small property is not always suitable for people to meet their needs. In Whitby and district many local people are having to move away due to homes being turned into holiday homes or becoming unaffordable.

I do hope in the circumstances you will take my letter into account. Mr and Mrs Fletcher have the support of many of the residents of Stainsacre including Willow Wood Way and it would be very short-sighted of the National Parks to refuse this application. The National Parks should listen to the residents who live next to the site and take their views into account.

#### **Item 4, NYM/2022/0842**

##### **Additional third party responses**

**Ian Macdonald, Amber House, Front Street, Whitby** – I am a practicing artist/photographer who has lived in the Esk Valley at Grosmont for forty five years. Over that span of time, I have created bodies of work in the neighbourhood and around the National Park more generally. As I have already written in support, I won't repeat what I said then.

However, it does come as a surprise that the officers are recommending refusal for this community use by saying it is an employment facility.

It is a given that artists who run courses need remuneration, this arises from my personal experience. In reality I feel this project should be seen more widely as a great bonus for Glaisdale and the wider area and not being knocked back on these unreasonable grounds. I have every confidence that the proposals will enhance, as opposed to 'detract from' the rather unexceptional building as it stands today and to the great benefit of its immediate neighbours.

I maintain every confidence that the applicants will produce a building, not only quietly handsome but also enhancing to the village and the Esk Valley within the National Park.

**The following information was received from the agent in support of the application:**



## Studio Glaisdale

### A community project

- The Church Rooms, Glaisdale was a facility for the use of the local community.
- The current owners, Steve Chance and Wendy de Silva, wish to maintain community use for a new arts workshop/studio space.
- The Studio Glaisdale project will extend economic and cultural activity in the Village and locality.
- The building will help to attract visitors to enjoy the Dale, adding to the existing delights of Glaisdale and the National Park.



Land of Iron Project



Gables



Church Rooms, Old Parsonage, Old Vicarage

### Use of the building

An arts workshop/studio space for classes:

- Evening art sessions
- Two and three day workshops
- Holiday residencies for artists groups
- Artist in residence

A two-bed holiday let for teachers of artist-led courses and to help support the studio.

### What kinds of activities?

We envisage the studio being used for: watercolour and painting workshops, base for open-air drawing and painting, drawing workshops, printing workshops, etc.

Artist in residence, North Yorkshire Open Studios.

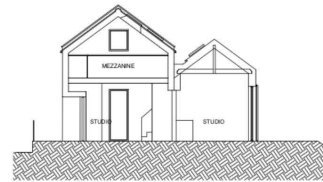
**Note that this project is a Community Art Studio and not primarily an 'employment facility'.**



Tall, light, studio space



Workshops retreats, residencies



Cross section through Studio Glaisdale

### Design

- The interventions are modest in scale: raising the roof by 1.5 m and adding a single-storey extension to part of the rear elevation.
- The scale of the building will be more in keeping with traditional buildings, yet still lower than the Old Parsonage and Old Vicarage next door.
- Like the Parsonage and Vicarage next door, and the Dale's Methodist Chapel and School – which have tall windows for tall spaces – a single tall window expresses the tall studio space within Studio Glaisdale.



Officers accept that extending the building upwards creates no harm.



Tall window, tall space – Glaisdale Methodist Chapel

## Details

The rear extension is in weathering steel, often used in heritage projects, and here there is a specific reference to the context of the NYMNP's 'Land of Iron' project.

The proposed alterations will vastly improve the building's environmental and ecological performance.

Officers accept a single-storey rear extension in principle.

It's a simple pitched roof structure that contrasts with and is subservient to the main building.



Stone and weathering steel



Garden elevation - single-storey rear extension on right



Two gables-building and extension.

## Summary

The aim is for Studio Glaisdale to establish an art-led community building and cottage that will help to attract visitors to the Dale and add to the existing delights of the village and its economic activity.



(See Appendix below for the projects contribution to NYMNP aims and policies.)

## Appendix

### 1. NYMNP National Park Statutory Purposes and Duty aims which the project fits well.

#### Purpose and Duty

1. Conserve and enhance – **by bringing a building in need of structural and environmental improvements back into regular use and enabling the enjoyment of the special qualities of the park by the public.**
2. Promote opportunities for understanding and enjoyment – **by enabling numerous people to engage more deeply with art and the landscape.**
3. Foster economic and social well-being of local communities – **by providing a small-scale art facility for use by people in the locality and further away. Local B&Bs and shops, pubs and restaurants would benefit from visitors who live outside the village.**

#### The Environment

4. High-quality developments/local distinctiveness/landscape character. (See below)
5. Safeguard Sense of Tranquility – the proposals will not change the current Sense of Tranquility.
6. Maintain and improve darkness of night – neutral effect.
7. Conserve, where appropriate enhance, historic assets – **considerable investment will be made into the existing (failing) building which will be conserved and enhanced.**
8. Conserve, where appropriate enhance, biodiversity – **additional ecological planting will enhance this.**
9. Conserve and enhance soil, air, Water quality – neutral
10. Reduce causes of climate change, mitigate, promotion of sustainable design and efficient energy use – **implementing the proposal is an opportunity to substantially improve the sustainability and energy efficiency of the building.**

#### Understanding and Enjoyment

11. Support tourism and recreation which does not detract and which contributes to local economy – **this proposal contributes to local economy of local B&B providers, shops, pubs restaurants etc.**
12. Paths and bridleways – neutral
13. Manage recreational pressures – proposal will provide a small scale alternative location to current pressure points.
14. Protect existing employment opportunities – **this is a primarily a community arts building. It is in a large village where sensitively designed new Tourism facilities could be provided.**
15. Support farmers – **indirectly by creating a demand for B&B and holiday let accommodation, which is a source of revenue for farmers.**
16. Encourage sustainable and prosperous rural economy with businesses that are appropriate and benefit from National Park – this location does benefit from being in the national park and makes an opportunity for it to be enjoyed and appreciated by more people, locals and visitors alike.

17. Improve telecoms and connectivity – neutral.

#### Communities

18. Foster vibrant communities, where new development is supported by appropriate infrastructure – **this proposal provides a community asset, no new infrastructure is required.**
19. Support provision and retention of key community facilities – **this proposal re-purposes a defunct community room for a community facility which is positively welcomed by the local community.**
20. Ensure housing for local needs is available. Limit number of second homes – neutral.

### 2. NYMNP statements and policies that the proposal fits well.

We've highlighted parts that seem particularly relevant.

Statutory purposes and duty: conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

In addition to seek and foster economic and social well-being of communities.

Portrait of NYMNP: people contribute to a sense of place as much as the land around them. **A sense of community, people's connection to the landscape is strong, demonstrated for example by the many local artists who take inspiration from the moors. A place of artistic, scientific and literary inspiration.**

2.24 There is a strong artistic tradition in the NYMS. **Galleries and studios showcase art inspired by the landscape, life and colour of NYMS.** The moors continue to inspire modern art in the landscape.

2.26 challenges **people, jobs and income are vital to the future of the NP.**

P 31 Your vision for NYM in 2035: a place where the environment and way of life is respected and understood. A place where communities are more self-sustaining and economic **activity engenders environmental and recreational benefits.** A place that provides pleasure, inspiration... A place that **a place where visitors are welcome and cultural and recreational opportunities and experiences are accessible.** A place that continues to adapt and change whilst NP purposes continue to be furthered and pursued.

P 33.6. Wherever possible, villages will keep facilities such as pubs, Shops and halls in which **people interact and where activities which foster a sense of community can take place.**



7. The quality of recreational experience for residents and visitors will be maintained, enhanced and made available to a wider range of people. The focus will generally be on **small-scale recreational and cultural opportunities**. **Recreation and tourism development will strengthen the special qualities of the national park.**

P 33 Objectives NYMNP Local Plan.  
Statutory Purposes and Duty

1. Conserve and enhance natural beauty **take poor quality building and improve it**  
To promote opportunities for understanding and enjoyment of special qualities. **Introduce art and other cultural activities.**

Chance de Silva

**St Hilda's Church and Kirkleatham Parish Centre, Redcar:**

RIBA Regional Awards 2023 Northeast Shortlist  
Civic Trust Awards 2023 Regional Finalist  
RIBA MacEwan Awards 2023 Shortlisted

**Eynsham Village Houses, Oxfordshire:**  
RIBA Regional Awards 2023 South Shortlist

**Skyline** (house at Graven Hill, Bicester) by Chance de Silva and Maite Alegre:  
UK Property Award 2023 Winner, Architecture Single Residence

