

SUPPORTING PLANNING STATEMENT

At: Island Farm House,
Staintondale

NYMNP

15/05/2023

Cheryl **Ward**
Planning

For: Mr M Else
At: Island Farm House, Staintondale, YO13 0EB

Cheryl Ward Planning
MSc ICN MRTPI

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the request of the applicant Cheryl Ward Planning has been instructed to submit a planning application in relation to the property outlined in red on the attached location plan at Island Farm House, Staintondale, YO13 0EB.
- 1.2 The client has instructed the continued use of the agricultural workers dwelling as a holiday let albeit on a permanent basis (dual use).
- 1.3 It is confirmed that no physical changes are sought under this planning application. The development falls under the jurisdiction of NYM National Park Authority for planning control.
- 1.4 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty

- 2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:
 1. **Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
 2. **Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
 3. **Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**
- 2.2 In addition, **The English National Parks and Broads Circular 2010** provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

3.0 Purpose of Statement

- 3.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the development rationale. In summary, it provides a structured way of describing the development proposal in line with the above and the statutory development plan in place.

4.0 Planning History

- 4.1 A search of the North York Moors National Park's online search facility has revealed the most relevant application in connection with the application:

2018/0051/FL – Variation of condition 3 of planning approval 6/3/1894 and 2 of planning approval 6/3/1943 to allow the agricultural workers dwelling to be used as a holiday let at Island Farm House, Side, Brown Rigg Road, Staintondale – Approval for a five year period.

5.0 Application objective and proposal

- 5.1 Island Farm House is a large 8 bed farmhouse. It was erected as an agricultural workers dwelling in the late 1960's and was acquired by the applicant and is farmed together with Grange Farm and Rudda Farm as part of a large dairy operation.
- 5.2 The farms are surrounded by good grade grass land which is ideal for dairy cows and the commodity it produces, organic milk. Greater competition in the future is unlikely and puts Grange Farm at the forefront of organic dairy produce.
- 5.3 Not to be confused with Island Farm Cottage (outside of the applicant's ownership), the application property is and remains surplus to the farm business and (at the present time) for use as an agricultural workers dwelling.
- 5.4 The dwelling has operated as a successful 'large house' holiday let for the last five years. Prior to this it included an element of Bed and Breakfast accommodation.
- 5.5 The dwelling is not needed for the operation of the applicant's farm business nor is it likely that it could support a tenant in view of its large scale. The property has seven bedrooms and seven bathrooms on the first floor and three large living rooms, one of which is used as an eighth bedroom and a large kitchen at ground floor.

- 5.6 Whilst not precluding the use as an agricultural workers dwelling in the future, as there may be a demand for an agricultural worker to live at Island Farm, the holiday letting arrangement has worked successfully and it is this element that the applicant wishes to continue on a more permanent basis to run alongside the original use. Furthermore, the house lends itself to use as a holiday let and the property is in a sustainable area in the NY Moors and Coast for promoting opportunities for the understanding and enjoyment of the special qualities of the National Park.
- 5.7 In order to widen the permitted use further, rather than look to secure a further five year period, and as a continued form of farm diversification it is sought to continue to the use of holiday letting albeit on a 'permanent' basis.
- 5.8 Being able to let the farm house, rather than it standing empty will help support and sustain the existing farming enterprise rather than wholly replace it.
- 5.9 The farming sector continues to face a period of uncertainty and instability and many farms in the area are diversifying their business to supplement income and in turn make ends meet.

Access

- 5.10 The existing farm house access will continue to be used to serve the site and will remain unchanged.

Site Management

- 5.11 The site would continue to be managed by the applicants (letting agents) who are well established in the National Park area and together they have a long term commitment to operate the site and for the development to be compatible in running alongside the farm unit.

Employment

- 5.12 Further to the receipt of the necessary planning consent the project would maintain local jobs for a cleaning and house-keeping staff.

Local Economy

5.13 The development will contribute effectively to supporting the local tourism and recreation industry and is likely to assist in the retention of visitors in the National Park for longer periods. Nearby facilities include:

- Robin Hoods Bay
- Ravenscar
- Cycle trail
- Cinder track
- Falling Foss Tea Garden and waterfall
- Dalby Forest

6.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 6.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 6.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (2021)

- 6.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was re-published in July 2021. This provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 6.4 Paragraph 81 of the NPPF states ... 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'.
- 6.5 In supporting a prosperous rural economy planning policies should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

6.6 Paragraph 176 of the NPPF confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

North York Moors National Park Authority – NYM Local Plan (2020)

6.7 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

6.8 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

6.9 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

6.10 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

Continued ...

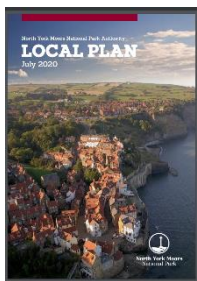
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2021)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy J – Tourism and Recreation. Strategic Policy K – The Rural Economy. Policy BL3 - Rural Diversification.
NYM Supplementary Planning Documents	Part 1: General Principles (2008).

Table 1. – Planning policy and guidance.

6.11 In summary, the development is in alignment with planning policies **SPA, SPB, SPJ, SPK and BL3** of the NYM Local Plan.

7.0 Conclusion

- 7.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of the proposal.
- 7.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2019) states that at a very high level, the objective of sustainable development can be achieved and in doing so will be supporting a prosperous rural economy. This proposal is aligned with the NPPF.
- 7.3 The application seeks to diversify an existing well established dairy unit with a tourist facility on a continued, permanent basis to ensure maintained viability of the farming operation as a whole. In doing so, based on the above guidelines, the development would not generate an increase in activity levels which would be harmful to the sites existence and is compatible with the existing activities taking place at the site.
- 7.4 The NYM Management Plan and planning policies acknowledge the integral and valuable contribution that Tourism makes to the local economy and is supportive of the National Park area being used actively for tourist accommodation and rural diversification. This is considered necessary to support a prosperous rural economy. This proposal is aligned with local planning policy.
- 7.5 It is confirmed that supporting the sustainable growth and modest expansion of the site's usage will allow this rural business to prosper in the long term.
- 7.6 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force it is requested that planning permission should be granted without further delay.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

1Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
 - Appraising sites for development potential
 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals.

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

Registered office: 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

For: Mr M Else
At: Island Farm House, Staintondale, YO13 0EB

Cheryl Ward Planning
MSc ICN MRTPI