

North York Moors National Park Authority

The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

NYMNPA

03/08/2023

The Grainary, Harwood Dale – Planning application for a barn conversion.

Dear Director of Planning,

I write in connection with the above planning application.

In 2021 my family and I moved from Oxford to the stunning North York Moors to join our family in running The Grainary, in Harwood Dale. Since taking on the property, we have invested a huge amount of time and money into the business. We opened just over a year ago and the popularity of the business has surpassed all expectations. We now employ over 30 members of staff, all from the surrounding area, we support many local businesses and most importantly we drive a huge number of visitors to the area – showcasing the beauty of the North York Moors. Week in, week out our rooms and restaurant are very busy, with even weekly waitlists for our famous Sunday lunches. We are extremely proud of what we have managed to create in such a short space of time.

In the last 12 months we have featured in many online and printed publications, including 'Yorkshire Life', 'Absolutely Yorkshire' and in August we are also extremely proud to be credited in 'Esquire' magazine after hosting a 25-page photoshoot at the farm and surrounding areas. We are also one of the key stops on the new Route YC initiative – promoting the Yorkshire Coast. We are working hard to get the word out about this beautiful village to increase tourism in the area – which is extremely important for the local economy.

We are now looking at ways to expand to accommodate the demand we face daily, and we feel that the proposed redevelopment would enable us to do this.

At the beginning of the year, we took a big blow to our business when our biomass boiler failed and unfortunately set alight, causing unrepairable damage to the barn where it was located. We are now proposing to convert the damaged barn into a house for myself and my family, meaning we would move out of our current home, which is located between the restaurant and staff rooms. This would enable us to convert my old dwellings into further rooms for the business, as well as an extension to the restaurant and commercial kitchen. By doing this we would be adding an additional 4 bedrooms and extending our dining space with approximately 30 more covers, which would go a long way in covering the demand that we face. This development would also give us vital kitchen prep space, which we are desperately in need of.

The barn conversion has been designed to cover the same footprint as the current structure meaning no visible change to the vista, something that is extremely important to us as not only are we business owners but true supporters of maintaining the beauty of the North York Moors. Not only is the barn conversion imperative to the success of the business, on a personal note, I feel very passionately about it. I am currently sandwiched in the middle of the rooms, restaurant and staff areas and having two young children (18months and 5 years old) this can sometimes prove to be very difficult. I work very hard to run the business and it's imperative I live onsite, especially in an

emergency, but it's also important my family and I have our our space, something that is currently very difficult. If the plans were to be approved, we would be able to benefit from slightly more space and distance from the main staff entrance to both the commercial kitchen and staff rooms.

I can also say that the new proposed development would be far more aesthetically pleasing and would be made from a combination of stone and wood and a fiber cement roof, looking very much like an agricultural barn.

I enclose photos of the existing barn, which was rather ugly before the fire and is now a mess.

I have been up to Reasty bank and can say that the proposed development is hardly visibly from there, as it is so far away. Further, the view of the barn from the village is restricted, but the little view that there is will witness a huge improvement on what was there prior, and more so now.

We believe this proposal is not intrusive, does not spoil the aesthetics of the area and in fact hugely enhances it, while tidying up a derelict land area around this part of the farm. I would go so far to say that this would be a very positive enhancement to the area with no negative effects whatsoever, including to the outlook, the environment, the village, or our neighbors.

The existing car parking infrastructure and entrance area is more than capable of supporting the small increase in footfall, as currently even when we are at max capacity, we have plenty of room spare for additional cars.

I do hope that this letter, along with the plans provided, demonstrate the need for this additional space onsite but please do get in touch should you require further information.

Best wishes

Bryony

Bryony Jackson
Operations Managers
The Grainary



fire damage photo 1



fire damage photo 2





fire damage photo 3



fire damage photo 4

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site the grainery keasbeck hill farm scerborough YO13 0DT.

1. Please indicate distance to nearest mains drainage 130m.

2. Number of Occupiers of proposed development:

Full Time 4
Part Time _____

3. Number of previous occupiers (if applicable) 0

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank existing Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: *If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.

NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) _____