

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0509

Development description: change of use of managers accommodation to four additional letting rooms, dining space and kitchen preparation area (no external alterations)

Site address: The Grainary, Keasbeck Hill, Harwood Dale

Parish: Harwood Dale

Case officer: Mrs Hilary Saunders

Applicant: The Grainary Harwood Dale Ltd, The Grainary, Keasbeck Hill, Harwood Dale, YO13 0DT

Agent: Mick Paxton Architects Ltd, fao: Mick Paxton, Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2HG

Director of Planning's Recommendation

Refusal for the following reason(s)

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposal seeks permission for the loss of existing on-site managers accommodation, which would result in the need for further new build managers accommodation to replace it. The proposal is therefore contrary to the aims Policy BL4 which seeks to resist the loss of managers accommodation where there is still a need for it, as it would lead to pressure for inappropriate sporadic development in the open countryside.

Consultation responses

Parish

No objections but expressed concerns as to whether the septic tank could cope with all the extra effluent from this and NYM/2023/0508.

Highways

No objections

North Yorkshire Police – Designing Out Crime

No comments to make.

Environmental Health

No objections

Third party responses

None received.

Publicity expiry

Advertisement/site notice expiry date – 12 September 2023

Wider site context – associated holiday accommodation to rear and building which currently accommodates managers accommodation



Background

The Grainary, Keasbeck Hill, comprises a well-established tourism complex located off the main Harwood Dale road. The site previously comprised an established but diversified working farm, which also includes a bed and breakfast accommodation, and tea rooms and detached holiday accommodation, as well as walks around the farm, which are accessible for wheelchair users.

The business has recently been sold and the new owners have been undertaking a programme of refurbishment works to create a boutique hotel, along with modernising the tea room element.

This application seeks full planning permission to re-organise the existing internal layout of this tourism business, to replace the existing integral managers accommodation (located between the restaurant and staff rooms) with 4 further letting rooms and improve restaurant and kitchen space.

There is a separate associated application to construct a detached, 4 bed dwelling to provide managers accommodation, to replace the existing managers accommodation that would be lost through this application.

In support of the application the applicant has provided the following information: -

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 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. We are now looking at ways to expand to accommodate the demand we face daily.

I am currently sandwiched in the middle of the rooms, restaurant and staff areas and having two young children, this can sometimes prove to be very difficult.

Main issues

Local Plan

Policy BL4 (Managers and Staff Accommodation) -sets out that the development of staff accommodation to meet the needs of an existing hotel, public house, hostel or permanent tourist facility will only be permitted where it can be demonstrated that it is essential to meet the needs of the existing business; suitable accommodation is not available; and there has been no recent loss of staff accommodation to other uses.

Material Considerations

In this case, it is clear that on-site management is still required, as there is a separate associated application which has been submitted to construct a detached, 4 bed dwelling to provide managers accommodation, to replace the existing managers accommodation that would be lost through this application.

It is clear therefore that the loss of this existing accommodation will result in the need for further new-build development to replace it. This is contrary to the aims of Policy BL4 which only permits new managers accommodation where existing such accommodation has not been lost to other uses. Whilst the Policy does not specifically seek to retain such accommodation, through the clear statement that new development will not be permitted if it is due to the recent loss of similar accommodation, this proposal clearly does not meet those objectives.

It has been suggested to the applicant that an alternative scheme to re-organise the internal space to retain better laid out managers accommodation would be likely to be supported, provided sufficient space is still provided.

Whilst it is acknowledged that the addition of letting bedrooms would satisfy demand, this does not overcome the unacceptability of the resultant pressure for a new dwelling that would be required as a result.

Conclusion

In view of the above, the proposal is considered to be contrary to Policy BL4 and refusal is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

Example wording - The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

Suggestions have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.