



NYMNP

14/02/2024

SUPPORTING PLANNING STATEMENT

Middle Rigg Farm, Stainsacre, Whitby

Summary of the Development – Erection of amenity building at Middle Rigg Farm, Stainsacre, Whitby, YO22 4LP for Mr K Howard

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. In summary, it provides a structured way of describing the development proposal.

Planning permission is required under the Town and Country Planning Act 1990.

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.

National Park Purposes and Duty

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.**

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.

Site

Middle Rigg Farm, Back Lane, Sneatonthorpe is a detached property with independent vehicle access and parking. To the west is Rigg Farm & Caravan Park with vans situated on the north and south sides of the road close to Long Rigg Beck. These properties and businesses are under separate ownership. The risk of flooding is exceptionally low.

The application site lies in the open countryside, albeit that there are other properties surrounding the site in the area known as 'Sneatonthorpe'. The area is between Low Hawsker, Stainsacre and Sneaton villages albeit within separate parishes. The site lies on relatively high ground and its unique selling point are the views to the north towards Whitby and the iconic Whitby Abbey.

In a wider context the site is located within the NYM Moors National Park approximately 2 miles south of Whitby, 13 miles north west of Scarborough and is only a short distance from the east coast where there is a range of development (minor and major) taking place.

The site lies within easy reach of the NYM Moors and the wider east coast. The area is well linked to a network of rural roads, footpaths, bridleways and cycle paths. The site is sustainably linked from one site to another with necessarily using a car.

A Landscape Character Assessment of the North York Moors was published in 2021. The area falls within landscape character area 4b (Coastal Hinterland). This Landscape Character Type (LCT) is located in the north-east of the North York Moors National Park and forms a transition between the Coast (LCT 10) and the inland LCTs of the Moorland (LCT 1), Central Valley (LCT 8), Forest (LCT 3) and Limestone Dale (LCT 7). These all have local influence on its character.

This LCT has strong physical, cultural and visual connections with the coast, and is largely within the North Yorkshire and Cleveland Heritage Coast. It comprises a gently rolling patchwork of farmland, interspersed with steep wooded valleys which run towards the sea or the River Esk.

The landscape is locally influenced by the moorland, forestry, estates and industry, as well as the coast. Settlements are relatively infrequent, and it supports coastal tourism (most of the caravan parks are within this LCT) and also contains road corridors and historic railway lines. The Cinder Track is now a popular recreation route. There are excellent panoramic views within and across the LCT, particularly from high ground, and from the coast and sea.

It is a place that contributes to a sense of calm and tranquillity, hence why it is a desirable place to live, work and find relaxation.

The house and buildings occupy a good plot of land/curtilage and are attractive buildings located in the quintessential NYM National Park landscape.

The site is very well-maintained and is reflective of its former agricultural past in its character, appearance and form. It is a site fortunate to benefit from front, side and rear curtilage areas together with the adjacent converted buildings constructed to a similar specification and materials as the main house.

The property benefits from 1 no. access point/track from Stainsacre Lane giving access direct to the rear yard area, which is where the amenity building, the subject of this application is to be sited, screened from the road by existing buildings.

The established landscaping and boundary treatment provides amenity value to the site and softening to the wider area character.

The site lies within the North York Moors National Park's planning jurisdiction and falls outside of any Conservation Area.

Proposal

Amenity building incl. sauna, gym and well-being facility

Planning permission is sought to erect an amenity building for users of the site which includes holiday letting.

The location of the building is within the rear yard area behind the traditional buildings.

The structure is a dual pitched building measuring 5.95 metres in length and 5.95 metres wide. The proposal measures 2.29 metres to the eaves and 3.9 metres to the ridge incorporating an internal mezzanine floor. The proposal includes a further 19m² of low level terracing (flush with the ground) to two sides of the building.

The proposal is essentially a timber framed structure, clad in horizontal boarding under a grey slate roof.

Use

It is confirmed that the primary use of the building and land is residential and will remain for purposes incidental to the enjoyment of the dwellinghouse known as Middle Rigg Farm, Stainsacre.

The use of the amenity building is for users of the site for well-being purposes which includes a sauna and gym.

Amount

The net amount of development is in keeping with other buildings at the site and subservient in form and design to the host building where there is sufficient land and amenity to accommodate to proposed development without harming the enjoyment of the existing dwellinghouse and site.

Post construction there will be an adequate amount amenity space for the day to day functioning of the property.

Layout

With regard to the layout of buildings there is no visual harm to the site or wider area and views through the site and all sides are fully maintained. Essentially, the building will occupy part of the operational area of the former farmyard thereby not encroaching into the open countryside.

The neighbouring property to the west (Middle Rigg) is not impacted on by the development nor are the users of the adjacent caravan parks.

Sufficient screening is in place.

Appearance

The building is designed to be in keeping with the rural nature of the locality and is designed to assist with improving the overall living experience of the dwelling. The development is receptive and respectful of the host building and the surrounding neighbouring buildings.

The development is considered to be of an appropriate design, quality and appearance which is compatible with the host building and the surrounding area.

Access

The access serving the property and to/from the nearby road network will remain unaffected by the proposed development. Parking, turning and manoeuvring within the site will also stay the same.

There is to be no intensification of the access/entrance with Stainsacre Lane which is an existing private, access.

Planning Assessment (includes planning policy)

The amenity building is subservient in scale, height, form, massing and position so as not to detract from the character and form of the original dwelling or its setting in the wider landscape. Nor does the development detract from the amenity of neighbouring occupiers.

Taking the above into account the development is therefore in accordance with **Strategic Policy C** (Design) and the principles of **Policy CO17 (Householder Development)** of the NYM Local Plan which requires the scale, height, form, position and design of the new development not to detract from the character and form of the original dwelling or its setting in the landscape.

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

- i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;
- iii. New outbuildings should be located in close proximity to existing buildings;
- iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and
- v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

Paragraph 7.91 of the supporting text to **Policy CO17** confirms ...'proposals for new outbuildings should ensure that the number, scale and design of buildings within the domestic curtilage do not detract from the character or appearance of the dwelling and its surrounding area'.

Furthermore, paragraph 182 of the National Planning Policy Framework (NPPF) confirms ... '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.

Paragraph 9 of the NPPF recognises that planning policies should take local circumstances into account, and reflect the 'character, needs and opportunities' of areas.

Paragraph 10 of the NPPF advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision takings this means, approving development proposals that accord with an up to date development plan without delay.

Section 8 of the NPPF is clear that planning policies should aim to achieve healthy, inclusive and safe places which (amongst others) enables and supports healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

The scale, height, massing, proportion, form, size, materials and design of the proposal are therefore aligned and are compatible with the site and the host building and will not have an adverse impact on the locality or the local environment.

Conclusion

In essence the development will result in the continued long-term use of a domestic dwelling/building.

The proposal has at its core the principles of sustainable development and we would request that in accordance with the guidance of the NPPF and the NYM Local Plan that the development proposal is approved without further delay, under the powers of delegation.



Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
V2	13 Feb 2024	Client amends	CWP

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