

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Snainton

Application No. NYM/2016/0709/FL

Proposal: Conversion of outbuildings to form residential annexe accommodation

Location: Troutsdale Mill Farm, Troutsdale

Decision Date: 24 November 2016

Consultations

Parish -

Highways – Comment that Troutsdale is a quiet and remote location with a narrow carriageway varying in width. The required visibility splay is 33 metres by 2 metres however the available visibility to the west (towards Snainton) is 46 metres by 2 metres but to the east (towards Hackness) it is only 15 metres by 2 metres. This is well below that required for the construction of a new access or the intensification of use of an existing one through development. However the conversion of the buildings into a dwelling would minimally intensify the use of the yard area should it be used for parking. Furthermore traffic volumes are low and the speed of vehicles approaching from the east is constrained by the bend. Therefore on balance there is no objection provided that the proposed dwelling remains ancillary to the main dwelling. Conditional approval is recommended.

Environmental Health Officer -

Historic England – No comments.

Demolition Bodies –

Forestry Commission -

Site Notice and Advertisement Expiry Date – 10 November 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Email from Bill Stockdale</td><td></td><td>1 December 2016</td></tr><tr><td>General Arrangement As Proposed</td><td>MM/1/7/16-02 Rev B</td><td>1 December 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Email from Bill Stockdale		1 December 2016	General Arrangement As Proposed	MM/1/7/16-02 Rev B	1 December 2016
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3.	RSUO09	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Troutdale Mill Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
4.	CDLB04	No work shall commence on site to demolish and reconstruct that part of the east elevation marked on the approved plans until a statement detailing the method of dismantling and reconstructing the building, including repairs to the troughs, has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, details and position of any new materials and shall include annotated drawings of the existing and proposed elevations of the building. The work shall not be carried out otherwise than in accordance with the details so approved.
5.	CDLB00	No work shall commence on the repair of the roof of the building to which this permission relates until a schedule of repair works has been submitted and approved in writing by the Local Planning Authority. The schedule shall provide for the repair of the existing roof timbers where possible and details and position of any new materials. The work shall not be carried out otherwise than in accordance with the approved details.
6.	CDLB00	No work shall commence on the installation of any walling linings or treatment of the floor until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
7.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS30	No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS40	No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS61	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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11.	MATS47	The external face of the frame to the windows to the living room and bedroom 2 shall be set in a reveal of a minimum of 450mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
14.	MATS71	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
15.	MATS73	No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
16.	LNDS00	Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any existing hedges and trees to be retained on the site and shall specify plant species, sizes and planting densities for any new areas of planting along with full details of the proposed boundary treatment to the site and any hardstanding to be utilised on the site. The approved details shall be carried out no later than the first planting season following the occupation of the building, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
17.	HWAY00	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <ol style="list-style-type: none"> The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E6W. Any gates or barriers shall not be able to swing over the existing highway. The final surfacing of any private access within 1 metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway. <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>

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18.	MISC02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 9.1 and 9.2 of the submitted Bat Survey dated 12 October 2016.
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Informative(s)

1.	In relation to condition 17 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2.	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSNRSUO09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
4. - 6.	RSNCDLB02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
7. - 15.	RSNMATS03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
16.	RSNLNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
17.	RSNHWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
18.	RSNMISC04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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Background

Troutsdale Mill Farm comprises the former mill, miller's house and attached outbuildings situated in the heart of Troutsdale at the head of Troutsdale Beck some 5 km to the north of Snainton. The buildings are grade II listed and built of dressed sandstone under pantile roofs with brick stacks. The mill and millers house have recently been refurbished with the benefit of a planning permission.

Planning permission is sought to convert the courtyard range of single storey outbuildings (byre, cart-shed and stables) to the east of the house into a two-bedroom annexe, using the courtyard to provide parking to serve the unit and the land to the east as garden. The north elevation of the range has no openings and all openings are confined to the courtyard elevations and the east elevation facing the proposed garden. These openings comprise typically stable doors and cart shed openings.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policies 5 (Listed Buildings) and 19 (Householder Development). Whilst Development Policy 8 specifically relates to the conversion of traditional unlisted rural buildings, it does provide some useful guidance for the consideration of this application. Also relevant to the application is the Design Guide Part 4: The Re-use of Traditional Rural Buildings.

The proposed annexe accommodation will be ancillary to the man house in terms of its scale and specification being a small two-bedroom unit. It is physically attached to the main dwelling and whilst it will have its own parking and garden area, its close physical relationship means it is unlikely to be sold off separately. Nevertheless a condition tying the proposed annexe accommodation to the main dwelling is recommended in accordance with Development Policy 19.

With regard to the scheme of conversion, it retains features which contribute to the historic and architectural character and minimises the loss of historic fabric. The building is in good structural condition and is capable of conversion with only a small area of rebuilding confined to the east elevation. Furthermore it is of good size to provide for a modest two bedroom unit without the need for any extension. Good use of made of existing openings and new openings are limited to three conservation roof lights on the north elevation facing the back and rising hillside. The treatment of the openings also reflects their functional form, with either fully glazed doors or boarded doors set in deep reveals. Overall this is considered to be a high quality design which preserves the special historic and architectural interest of the building in accordance with Development Policies 3 and 19, and the guidance contained in development Policy 8 and the Design Guide Part 4: The Re-use of Traditional Rural Buildings and approval is recommended.

The application is supported by a Bat, Breeding Bird and Barn Owl survey which provides a mitigation strategy and a method statement for the proposal given that the site is well connected to high quality bat habitat and two roosts are present in the building. This is considered sufficient information for a European Protected Species Licence to be obtained and planning permission granted.

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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

M Saun
23 December 2016