

## North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Staintondale	Application No. NYM/2018/0051/FL
--	----------------------------------

**Proposal: 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**

**Location: Island Farm House  
South Side  
Brown Rigg Road  
Staintondale**

**Decision Date: 25 June 2018**

### Consultations

**Parish – No objections**

**Highways – No objections**

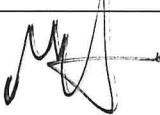
**Environmental Health Officer – No objections**

**Site Notice/Advertisement Expiry Date – 11 June 2018**

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	TIME00	The permission hereby granted is valid only for five years from the date of this permission and the holiday use shall be discontinued before this consent expires and the use revert back to an agricultural workers dwelling.
3.	RSU00	The occupation of the dwelling shall be limited to either:-  a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person,  or  as a holiday letting unit.  For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

Signature: 	Date: 21/6/18
--	---------------

---

**Application Number: NYM/2018/0051/FL**

---

**Reason for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSUO00	The dwellinghouse is in an area where NYM Core Policies B and J and Planning Policy Statement 7 seek to restrict new residential development to that which is essential to the needs of local agriculture.

**Background**

Island Farm is located in a relatively isolated position in Staintondale, in a valley bottom. There is one other dwelling, known as "Island Farm Cottage", immediately to the south-east, which comprises a house and range of holiday cottages.

Planning permission was granted for the erection of this dwelling in 1967 with a condition limiting the occupation of the dwellings to persons employed or last employed locally in agriculture.

Earlier this year, the applicant who owns Grange Farm in Staintondale, purchased the land and farmhouse forming Island Farm, as well as Rudda Farm also in Staintondale.


Due to the applicants farming practices, the farm land is managed from Grange Farm and these additional agricultural workers dwelling is not currently required to house a farm worker.

Planning permission is now sought for the temporary relaxation of the agricultural occupancy restriction on the house, to allow it to be rented out as holiday accommodation or as an agricultural workers dwelling.

**Main Issues**

Development Policy 22 of the NYM Local Development Framework advises that the removal of agricultural occupancy conditions will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or in the locality. Where permission is granted the condition will be substituted with one which restricts occupancy to local needs as defined in Core Policy J. It also states that where a person cannot be found to occupy the dwelling permission may be granted for temporary holiday use.

No marketing has been undertaken but the applicant has explained that due to his purchase of the farm to run alongside his existing farm in Staintondale, there is currently no need for on-site accommodation at present.

Signature: 	Date: 21/6/18
--	---------------

---

**Application Number: NYM/2018/0051/FL**

---

In view of the above, it is considered that the most appropriate way forward would be to grant permission for the variation of the condition for a temporary period to enable a mixed use of either holiday accommodation or agricultural workers accommodation, whilst the applicant establishes his expanded business.

However, a permanent relaxation would not be permitted unless the farmhouse had been appropriately marketed and assessed, as can the needs of the farm workforce at that time.

Consequently, temporary approval is recommended.

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

**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

21/6/18

