

NYMNP

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Planning Statement



**Conversion of Former 'Gnome Wood
Carvers Workshop' to Holiday
Accommodation**

**The Old Mill, Littlebeck, Whitby
YO22 5HA**

Prepared on behalf of Mr & Mrs Weeks

Document:

Planning Statement

Site:

The Old Mill, Littlebeck, Whitby YO22 5HA

Project:

Conversion of Former 'Gnome Wood Carvers Workshop' to
Holiday Accommodation

Client:

Mr & Mrs Weeks

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1. Introduction

Background

- 1.1 Prism Planning has been engaged to provide planning advice, support and guidance in the preparation and submission of this application, which seeks planning permission for the change of use and conversion of the former 'Gnome Wood Carvers Workshop' at The Old Mill, Littlebeck to holiday accommodation in the form of a two-bedroom single storey cottage. External alterations proposed to the fabric of the building are minimal, referring only to replacement windows within existing window openings and the provision of three modest rooflights within the rear (western) place of the roof.
- 1.2 The application is submitted following pre-application discussions with the National Park Authority who were generally supportive of the proposed change of use and associated conversion works.
- 1.3 In addition to this Planning Statement the planning application submission comprises the following:
 - Site location plan; and
 - Existing & proposed floor plan, elevations and roof plan.
- 1.4 The following Planning Statement forms part of the planning application and should be read in conjunction with architectural drawings. The purpose of this Statement is to support the proposal by setting out the context of the proposed development; outlining the policy framework relevant to the consideration of the planning application; and considering those matters relevant to land use planning and material to the consideration and determination of the subject planning application.
- 1.5 It will be shown that the proposals represent an appropriate form of sustainable development at this location that is acceptable in planning terms. Furthermore, it will be shown that the proposed development accords with relevant prevailing local planning policies (North York Moors Core Strategy and Development Policies DPD, 2008) together with government guidance as set out in the National Planning Policy Framework and Planning Practice Guidance. It will also be shown that the proposed development accords with relevant local planning policies of the emerging The North York Moors National Park Authority Local Plan, presently at the 'Preferred Options' stage with public consultation being undertaken between 30th July and 12th October 2018.



2. The Site and Surrounding Area

- 2.1 The application site comprises a single storey building that is known locally as the former gnome wood carver's workshop. It is located on a steeply sloping hillside such that, essentially, only the roof of the building is visible from the public road to that passes to the immediate west. The application site is shown in the context of its surroundings on the Google Earth image provided as Figure 1 below.

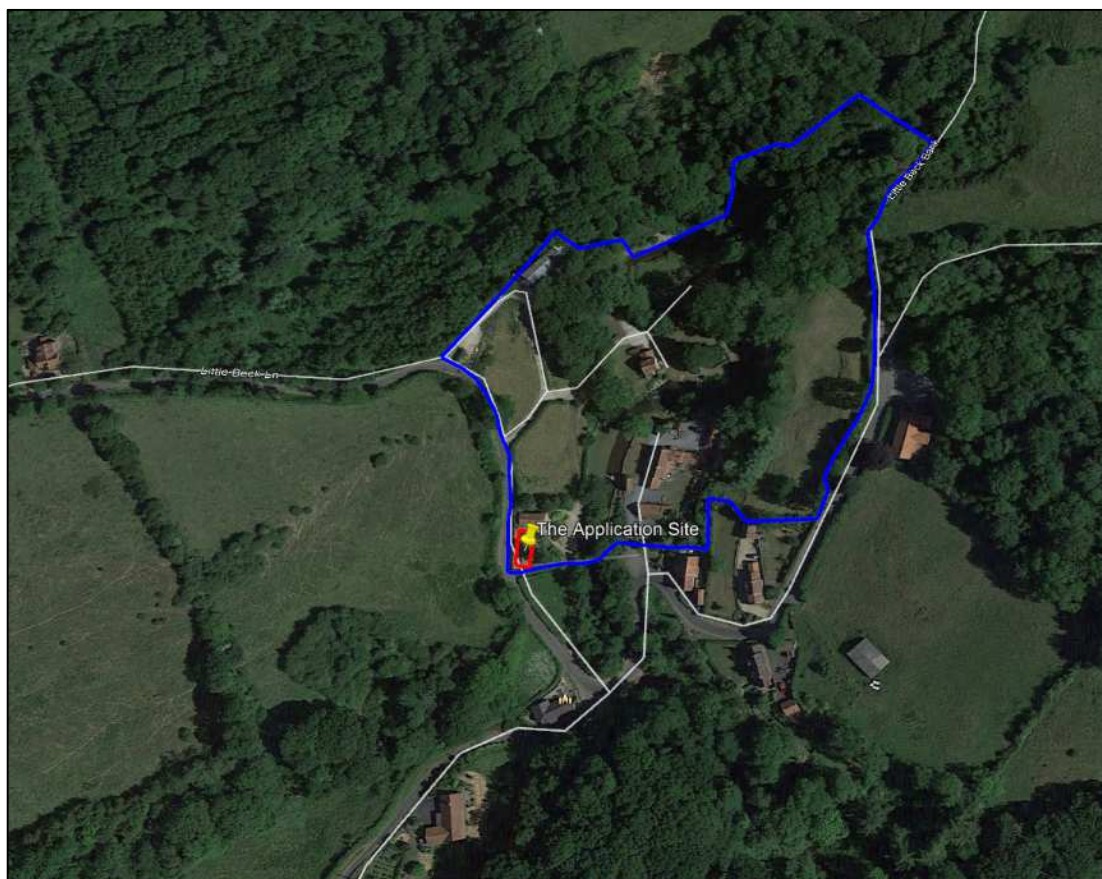


Figure 1: The Application Site & Surrounding Area
(N.B. Area edged blue, other land and property owned by the applicant)
Source: Google Earth

- 2.2 As will be appreciated from the Google Earth image above and the location plans submitted with the application, the applicants own an extensive range of buildings around the river at Littlebeck, including a number of holiday cottages and other outbuildings. They reside as their main dwelling at the base of the valley in the main (Mill House) property as indicated on the annotated site location plan. The former gnome wood carver's workshop is presently used by the applicants in association with their occupation of Mill House.
- 2.3 As indicated on the annotated location plan submitted with the application, there are presently three holiday cottages within the land area controlled by the applicants and a further two holiday cottages together with a bed & breakfast guest house just beyond to the south.
- 2.4 The building is a relatively simple structure, taking cues from the local architectural vernacular, and presently comprises two rooms and a toilet. The National Park Authority (NPA) will



appreciate that this building historically was used by a locally renowned wood carver, who had a signature carving mark that he employed on all of his distinctive products. Sadly, that business has not been in operation for many years, but his workshop has been used by the applicants' family as part of their domestic curtilage for many years.

- 2.5 The building was originally constructed out of artificial stone. Over many years, the artificial stone cladding on the building has been replaced by locally sourced Herringbone tooled sandstone appropriate to the area.
- 2.6 The works that have been carried out in respect of the recladding the building were carried out over a period that spanned from 1994 to early 2012, with the works being completed in a series of phases, as and when suitable stone had been assembled of the right bed and type. The phases corresponded with a wall at a time being re-clad.
- 2.7 More recently and as a separate operation, works were undertaken to the roof of the building with the old but non-traditional pantiles being replaced with traditional clay pantiles. The works to the roof were undertaken and completed within the last two years. With these works of repair now complete, the building now appears to all intents and purposes as a significantly improved vernacular building typical of those traditionally found in the area, as opposed to what was once regarded as an incongruous and alien structure. The building clearly has a long term role and function.
- 2.8 The applicants understood that these works were in the nature of a repair and thus did not require the benefit of planning permission. Regardless, by reason of the passage of time which has elapsed since the recladding of the wall was completed, which is significantly more than 4 years ago, the structure that exists on site now is undoubtedly lawful, having existed on site for many years.
- 2.9 Photographs of the subject property and surrounding area are attached at Appendix A.



3 Proposed Development

- 3.1 Planning permission is sought for the change of use of the single storey building to a holiday cottage. Allied to this, internal alterations are proposed such that the property will provide the following holiday accommodation:
- Kitchen
 - Lounge
 - 2no. bedrooms, one en-suite
 - Bathroom with WC
 - Store
 - WC
- 3.2 As noted in the introduction to this Statement, external alterations proposed to the fabric of the building are minimal, referring only to replacement windows within existing window openings and the provision of three 'conservation' rooflights within the rear (western) place of the roof, which faces towards. The proposed replacement windows are of a traditional sliding form as compared casement windows existing.
- 3.3 In terms of access, it is envisaged that parking will take place at the bottom of Littlebeck, inside the curtilage of Mill House itself. There is an existing foot bridge over the beck up to the workshop/proposed holiday cottage.
- 3.4 As regards outdoor amenity arrangements, the whole of the applicants' landholding is generally available to those who wish to enjoy the peace and quiet and who come to the various holiday cottages already in existence on the site. However, immediately to the east of the workshop, is a small levelled area on which a picnic table can be seen a photograph provided at Appendix A. This is considered sufficient area to have immediately available with a holiday cottage and no further extent of area is proposed.



4 Policy Review

Introduction

- 4.1 The statutory development plan is the starting point for decision making and is indicated to be of paramount importance under the Town and Country Planning Act 1990, as reaffirmed by the Planning and the Compulsory Purchase Act 2004. The development plan comprises adopted elements of the Local Development Framework (LDF); and/or 'saved' Local Plan policies. Applications should be determined in accordance with the development plan unless other material considerations indicate otherwise. Central government guidance, particularly where it post-dates older development plans, can also be particularly relevant.
- 4.2 Section 143 of the Localism Act also requires the Local Planning Authority to take local finance considerations into account where they exist.
- 4.3 The Planning Authority shall therefore have regard to:
- the provisions of the development plan outlined above, so far as material to the application;
 - any local finance considerations, so far as material to the application, and;
 - any other material considerations.
- 4.4 The development plan for the area comprises the North York Moors Core Strategy and Development Policies DPD (adopted 13th November 2008). Relevant policies will be considered below. Reference should also be made to the emerging The North York Moors National Park Authority Local Plan, which will cover the period 2016-35. Presently, the Plan is at the 'Preferred Options' stage with public consultation being undertaken between 30th July and 12th October 2018. The emerging Local Plan is at an early stage and the policies can only be afforded limited weight. Nonetheless, relevant policies will also be referred to below.
- 4.5 Government planning policy relevant to the consideration of this proposal is set out in the National Planning Policy Framework, as revised, (July 2018). The National Planning Policy Framework (The Framework) sets out the national requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. Although not a statutory component of the development plan, The Framework is the most significant of material considerations and significant weight is therefore to be given to this policy document. Relevant extracts will be considered below.
- 4.6 The Planning Practice Guidance suite, a web-based information resource, was launched in March 2014 and replaced all previous planning guidance. It has been updated to support the new Framework. This resource provides up-to-date guidance and supporting information that expands upon national planning policy set out in the National Planning Policy Framework. Relevant extracts will be considered below.

The Development Plan

North York Moors Core Strategy and Development Policies DPD, 2008

- 4.7 The North York Moors Core Strategy and Development Policies DPD sets out to deliver the long term spatial vision for the future of the National Park up to 2026. The Core Strategy and



Development Policies DPD contains five policies that are considered relevant to the consideration and determination of the subject planning application. These policies are:

- Core Policy A, 'Delivering National Park Purposes and Sustainable Development'
- Core Policy G, 'Landscape, Design and Historic Assets'
- Development Policy 3, 'Design'
- Core Policy H, 'Rural Economy'
- Development Policy 14, 'Tourism and Recreation'

The full text of these policies is set out at Appendix B.

National Planning Policies

National Planning Policy Framework

- 4.25 The National Planning Policy Framework (The Framework), as revised and published on 24th July 2018, sets out the Government's planning policies for England and advises how these are expected to be applied. It sets out the national requirements for the planning system, but only to the extent that it is relevant, proportionate and necessary to do so. The Framework is a material consideration in decisions on planning applications and appeals.
- 4.26 Paragraph 38 of The Framework is of key importance with reference to the consideration of planning applications and states:
- "Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*
- 4.27 Paragraph 47 refers to the determination of applications and acknowledges that the planning system is plan-led and that planning law requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise, and advises that decisions on applications should be made as quickly as possible and within statutory timescales, unless a longer period has been agreed by the applicant in writing.
- 4.28 At paragraph 7, The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 advises that there are three dimensions to sustainable development: economic, social and environmental and that they are interdependent and should be pursued in mutually supportive ways. Paragraph 9 advises that the three sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework and stresses that they are not criteria against which every decision can or should be judged. Indeed, local circumstances should be taken into account, to reflect the character, needs and opportunities of each area.
- The Presumption in Favour of Sustainable Development**
- 4.29 Paragraphs 10-14 of The Framework refer the presumption in favour of sustainable development. Paragraph 14 confirms that the presumption in favour of sustainable development is at the heart of The Framework. With reference to the determination of planning applications, paragraph 11 advises that this means:



- *“approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 4.30 The Framework identifies a number of ways in which sustainable development can be delivered. Those relevant to the subject proposals will be considered below.

Building a Strong Competitive Economy

- 4.31 Paragraph 80 advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. In this regard, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.32 Paragraph 81 calls for flexibility, whereby LPAs should be willing to accommodate needs not anticipated in the development plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.
- 4.33 Paragraph 82 advises that planning policies and decisions should recognise and address the specific locational requirements of different sectors. With reference to the subject proposal this would be recognising those seeking a new-build ‘executive’ type house are likely to expect that it will be provided on the edge of a rural or semi-rural settlement.

Promoting Sustainable Transport

- 4.34 Paragraph 103 advises that the planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The Framework acknowledges, however, that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and advises LPAs that this should be taken into account in both plan-making and decision-making.
- 4.35 Paragraph 105 refers to parking standards for residential and non-residential development, advising that local planning authorities should take into account:
- *“the accessibility of the development;*
 - *the type, mix and use of development;*
 - *the availability of and opportunities for public transport;*
 - *local car ownership levels; and*
 - *the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”*
- 4.36 Paragraph 109, refers to the consideration of traffic impact arising from new development, advising that “development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe”.



Achieving Well-Designed Places

- 4.37 The principles of good design are heavily promoted through paragraphs 124-132 of The Framework, with good design being seen as a key aspect of sustainable development, creating better places in which to live and work and helping make developments acceptable to local communities.
- 4.38 Paragraph 127 identifies 6 objectives that planning policies and decisions should seek to ensure that new developments secure:
- *“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, (including green and other public space) and support local facilities and transport networks; and*
 - *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard or amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.”*

Other Relevant Planning Documents

National Planning Practice Guidance

- 4.39 National Planning Practice Guidance (the Guidance) includes a section entitled ‘Design’, which provides guidance on a number of matters, including as follows:
- In designing the proposed development, careful consideration has been given to local character; achieving an efficient layout that is safe and connects well with the existing street system; creating a cohesive and vibrant neighborhood with good linkage to the local network of greenspaces and public places; and incorporating crime prevention and security measures into the development. (Paragraphs 006- 014 of Reference ID:26-006-20140306 to 26-014-20140306).
 - The development has been designed to be functional and fit for purpose; adaptable and resilient; attractive with its own character; and accessible. (Paragraphs 015-022 of Reference ID: 26-015-20140306 to 26-022-20140306).
 - The layout of the proposed development responds appropriately to the existing layout of dwellings, streets and spaces and provides a clear definition between public and private space. (Paragraph 024 of Reference ID: 26-024-20140306).
 - The scale of individual buildings has carefully considered with regard had local character, avoiding problems of overlooking and safeguarding vistas and views. (Paragraphs 025 and 026 of Reference ID:26-025-20140306 and 26-026-20140306).



North York Moors Local Plan, Preferred Options 2018

4.40 The North York Moors National Park Authority has commenced work on a new Local Plan, which will cover the period 2016-35. Presently, the Plan is at the 'Preferred Options' stage with public consultation being undertaken between 30th July and 12th October 2018. The emerging Local Plan is at an early stage and the policies can only be afforded limited weight. Nonetheless, policies bearing relevance to the proposed development are:

Strategic Policy A, 'Achieving National Park Purposes and Sustainable Development'

Strategic Policy C, 'Quality and Design of Development'

Strategic Policy J, 'Sustainable Tourism and Recreational Development'

Policy UE4, 'New Holiday Accommodation Within Residential Curtilages'

The full text of these policies is set out at Appendix C.



5. Material Planning Considerations

5.1 Introduction

5.1.1 Client's Objective:

- To obtain full planning permission for the change of use and conversion of the former 'Gnome Wood Carvers Workshop' at The Old Mill, Littlebeck to holiday accommodation in the form of a two-bedroom single storey cottage.

5.1.2 Key Constraints:

- The site lies within the North York Moors National Park.
- Planning permission was refused by the NPA in 1993 for the change of use of the redundant workshop building to a single dwelling with the subsequent appeal being dismissed in November 1993.

5.1.3 Opportunities:

- Holiday accommodation, particularly when providing in an existing building, is deemed acceptable in principle within the North York Moors National Park.
- The external alterations proposed to the fabric of the building are minimal, referring to replacement windows within existing window openings and the provision of three 'conservation' rooflights only.
- The site lies within Littlebeck, where there are already a number of properties providing holiday accommodation of one type or another.
- Suitable access and parking arrangements already exist.
- The building, with the exception of the roof, is largely hidden from public view.
- The refusal of planning permission and the subsequent dismissal of the planning appeal in 1993 is no longer relevant to the present policy assessment and the planning world has simply moved on since that time. Those previous historical decisions bear little relevance to the consideration of the current proposal. Indeed, the proposal the subject of this planning application is of a different nature. Furthermore, it is a well-established principle that each application should be judged on its own individual merits, based upon the policies of the development in force at the time and any other material considerations. It is respectfully pointed out that local planning policy prevailing in 1993 has been superseded by the Core Strategy and Development Policies DPD of 2008 and new national guidance has emerged in the form of the National Planning Policy Framework, as well as a new emerging Local Plan.

5.1.4 The proposed development has been assessed against national and local planning policy and guidance and other material planning considerations. It is considered that the key planning issues relevant to the consideration and determination of the subject planning application are:-

- The principle of the development;
- Sustainability;
- Whether the building is of permanent construction and capable of conversion to holiday accommodation without major reconstruction, rebuilding, or extension;



- Whether the development would result in unacceptable impact on the landscape and visual amenities of the surrounding area;
- Whether the access and parking arrangements are suitable for the levels and type of traffic likely to be generated; and,
- Whether there are any other technical reasons why the development should not progress.

5.2 The Principle of the Development

- 5.2.1 The proposal refers to the change of use of an existing building, without the need for major reconstruction, rebuilding, or extension, to provide holiday accommodation.
- 5.2.2 In this regard the proposal finds favour with Core Policy A, 'Delivering National Park Purposes and Sustainable Development', which advises that tourism based developments that provide for the understanding and enjoyment of the National Park's special qualities, whilst conserving and enhancing the Park's special character will be encouraged.
- 5.2.3 Core Policy H, 'Rural Economy', is also supportive in advising that the rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through, amongst other things, encouraging the provision of sustainable tourism based development related to the understanding and enjoyment of the Park.
- 5.2.4 Moreover, Development Policy 14, 'Tourism and Recreation', advises that new tourism development will be supported where the proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park and it will make use of an existing building.
- 5.2.5 Furthermore, the proposed development is deemed acceptable in principle with reference to Strategic Policies A, 'Achieving National Park Purposes and Sustainable Development', and J, 'Sustainable Tourism and Recreational Development', together with Policy UE4, 'New Holiday Accommodation Within Residential Curtilages', of the emerging Local Plan (Preferred Options, 2018).
- 5.2.6 In light of the above, it is concluded that the proposed development is acceptable in principle.

5.3 Sustainability

- 5.3.1 It is our contention that the proposed residential development is sustainable, fulfilling all three dimensions of sustainable development identified at paragraph 8 of The Framework. The proposed development will make a positive contribution to the economic dimension through the jobs that will be created by the development during the works programme and through the extra custom that additional visitors will bring to shops, café, restaurants public houses etc within the National Park. The development will make a positive contribution to the social dimension through the additional visitor population it will bring to the village, adding vitality to the area helping to sustain the shops, public houses and other local facilities in the surrounding area. Finally, the development will fulfill the environmental dimension in that it will not have any undue adverse impact upon the surrounding area, visually, ecologically or environmentally. Indeed, the local environment will be protected.



5.3.2 In this regard, the proposed development also accords with Core Policy A, 'Delivering National Park Purposes and Sustainable Development' together with Strategic Policy A, 'Achieving National Park Purposes and Sustainable Development', of the emerging Local Plan (Preferred Options, 2018).

5.4 Whether the building is of permanent construction and capable of conversion to holiday accommodation without major reconstruction, rebuilding, or extension

5.4.1 As can be seen in the photographs included at Appendix A and with reference to the architectural drawings submitted with the application, the building the subject of this application is of modern and robust construction, with cavity walls. It dates from the mid-to-late 20th century, was re-clad over the period 1994 to early 2012 with locally sourced Herringbone tooled sandstone in replacement for the original artificial stone and re-roofed more recently, within the last two years, with traditional clay pantiles to replace the old pantiles. The building clearly has a long term role and function and shows no signs whatsoever of any structural issues. The robust nature of the building makes it clear that no structural report is required to endorse its suitability for conversion.

5.4.2 The end use of the building can be provided for within the existing building and without the need for any major reconstruction, rebuilding, or extension.

5.4.3 The only alterations proposed to the external fabric of the building are the provision of windows of a traditional sliding sash form to replace casement windows within the existing window openings to the front (eastern) and northern elevation (side) of the building and the provision of three modest rooflights within the rear (western) place of the roof. Moreover, the internal alterations proposed will not impact upon the structural integrity of the building.

5.4.4 In light of the above, the proposed development accords with Development Policy 14, 'Tourism and Recreation', together with Strategic Policy A, 'Achieving National Park Purposes and Sustainable Development', of the emerging Local Plan (Preferred Options, 2018).

5.5 Whether the development would result in unacceptable impact on the landscape and visual amenities of the surrounding area

5.5.1 The application drawings indicate a form of holiday accommodation designed to meet the requirements of the applicants and future visitors to the holiday cottage, taking full cognisance of the site's location within the Old Mill complex and in relation to nearby houses.

5.5.2 The proposed use would take place in a self-contained building of a relatively simple form, which takes cues from the local architectural vernacular. Furthermore, it is largely hidden from public view through a combination of the steeply sloping landform, timber fencing, tree cover and other buildings nearby. The exception is the roof of the building, the western plane of which is visible from the main road although as the building sits below the level of the road visual impact is reduced. Moreover, the building has existed on site for some 50 years or more, with its present form having been improved by the walls of the building having been re-clad with locally sourced Herringbone tooled sandstone appropriate to the area, replacing the artificial stone than had originally used in the building's construction, and the old pantiles on the roof being replaced with traditional clay pantiles. It is not considered that it could be



reasonably argued that the proposed development will have an unacceptable impact upon the landscape character and visual amenities of the surrounding area.

- 5.5.3 In this regard and with reference to the proposed works shown on the application drawings, it is considered that the proposal will accord with Core Policy A, 'Delivering National Park Purposes and Sustainable Development', Core Policy G, 'Landscape, Design and Historic Assets', Development Policy 3, 'Design' Development, and Policy 14, 'Tourism and Recreation' together with Strategic Policy C, 'Quality and Design of Development', Strategic Policy J, 'Sustainable Tourism and Recreational Development', and Policy UE4, 'New Holiday Accommodation Within Residential Curtilages', of the emerging Local Plan Local Plan (Preferred Options, 2018).
- 5.5.4 Furthermore, it is considered that the application drawings demonstrate that the 6 objectives of high quality design identified at paragraph 127 of The Framework will be met and as such the development:
- will function well and add to the overall quality of the area throughout the lifetime of the development;
 - will be visually attractive as a result of good architecture and appropriate landscaping;
 - is sympathetic to local character and history, and reflects the identity of local surroundings and materials, while not shying away from appropriate innovation;
 - will establish a strong sense of place, with the building and the associated landscaping creating an attractive and comfortable places to live and visit;
 - optimises the development potential of the site, creating and sustaining an appropriate use that will support local facilities and the transport network; and
 - will create a safe and accessible environment where crime and disorder, and the fear of crime, will not undermine quality of life or community cohesion.
- 5.5.5 Similarly, it is considered that the proposed development accords with the guidance as set out in the 'Design' section of National Planning Practice Guidance.
- 5.5.6 The relationship of residential properties nearby and the need to safeguard privacy and avoid any undue issues of overlooking was acknowledged in preparing the application drawings. Acknowledging the combination of separation distances, the location of windows to habitable rooms, landform and screening vegetation it is considered that the privacy and outlook of the occupiers of existing nearby properties and occupiers of the proposed holiday cottage will be safeguarded to a reasonable and acceptable degree.
- 5.5.7 The proposed use of the building will not cause any wider unacceptable impacts given the existence of other buildings in use as holiday accommodation in the surrounding area. Indeed, there is manifestly no conflict of interest or amenity issues arising from the proposed use.
- 5.5.8 In light of the above, it is concluded that the proposed development is of an acceptable design and appearance and that it will not adversely impact the character and appearance of the surrounding area, including the visual amenities of the occupiers of nearby residential properties (holiday accommodation or otherwise). The proposed development is fully compliant with relevant local and national planning policies in this regard.



5.6 Whether the access and parking arrangements are suitable for the levels and type of traffic likely to be generated

- 5.6.1 The building will be accessed via the existing arrangements with parking provided at the bottom of Littlebeck, inside the curtilage of Mill House itself. There is an existing foot bridge over the beck up to the proposed holiday cottage. The suitability of access and parking arrangements is exemplified by the fact that the property has clearly been in use for alternative purposes for over 50 years prior to the submission of this application. The applicants are not aware of the existing arrangements causing any unacceptable impacts
- 5.6.2 It is considered that the proposed holiday cottage can be accessed and egressed without undue impact on highway safety or the free flow of traffic and that adequate on-site parking provision is proposed. Accordingly, it is concluded that the proposed development accords with Development Policy 3, 'Design' Development, and Policy 14, 'Tourism and Recreation' together with Strategic Policy C, 'Quality and Design of Development', and Policy UE4, 'New Holiday Accommodation Within Residential Curtilages', of the emerging Local Plan Local Plan (Preferred Options, 2018) on this issue.
- 5.6.3 Furthermore, in the context of paragraph 109 of The Framework, it is considered that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network that would warrant dismissal of this appeal on transport or highway safety grounds.

5.7 Whether there are any other technical reasons why the development should not progress

- 5.7.1 With reference to Figure 2 overleaf it can be seen that the site is not at risk of flooding from any fluvial source, according to the most up to date maps produced by the Environment Agency.
- 5.7.2 Similarly, with reference to Figure 3 overleaf, it can be seen that the site is not at risk of any flooding from surface water flows, according to the most up to date information produced by the Environment Agency.
- 5.7.3 No technical concerns that could impact the proposed the development were raised by the planning officer during the pre-application discussions with the National Park.
- 5.7.4 As discussed at the final bullet point of paragraph 5.1.3 above, the historic refusal of planning permission and the subsequent dismissal of the planning appeal in 1993 is no longer relevant to the present policy assessment of this application and the planning world has simply moved on since that time. Those previous historical decisions bear little relevance to the consideration of the current proposal. Indeed, the proposal the subject of this planning application is of a different nature. Furthermore, it is a well-established principle that each application should be judged on its own individual merits, based upon the policies of the development in force at the time and any other material considerations.
- 5.7.5 It is respectfully pointed out that local planning policy prevailing in 1993 has been superseded by the Core Strategy and Development Polices DPD of 2008 and new national guidance has emerged in the form of the National Planning Policy Framework, as well as a new emerging Local Plan. This regard the proposed development has been found to be in full accord with relevant prevailing local and national planning policies.



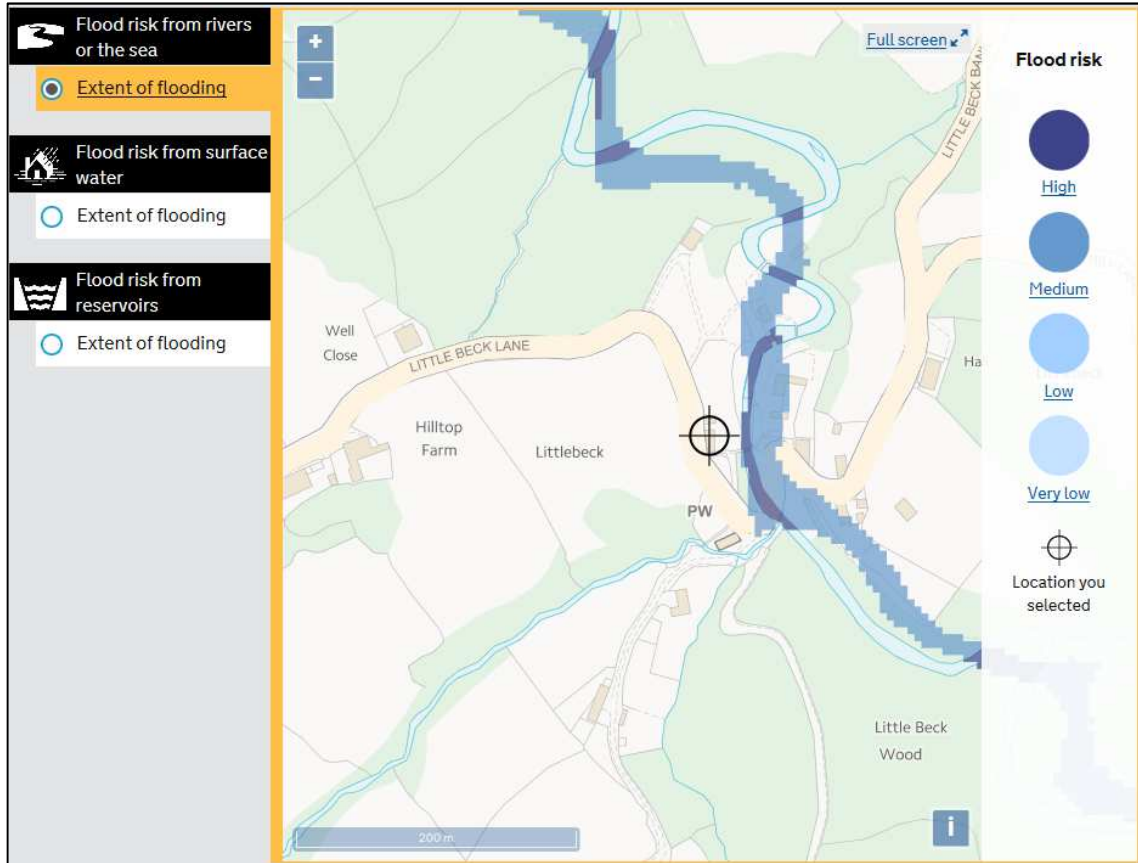


Figure 2: Fluvial Flood Risk - Source: Environment Agency Flood Map (October 2018)

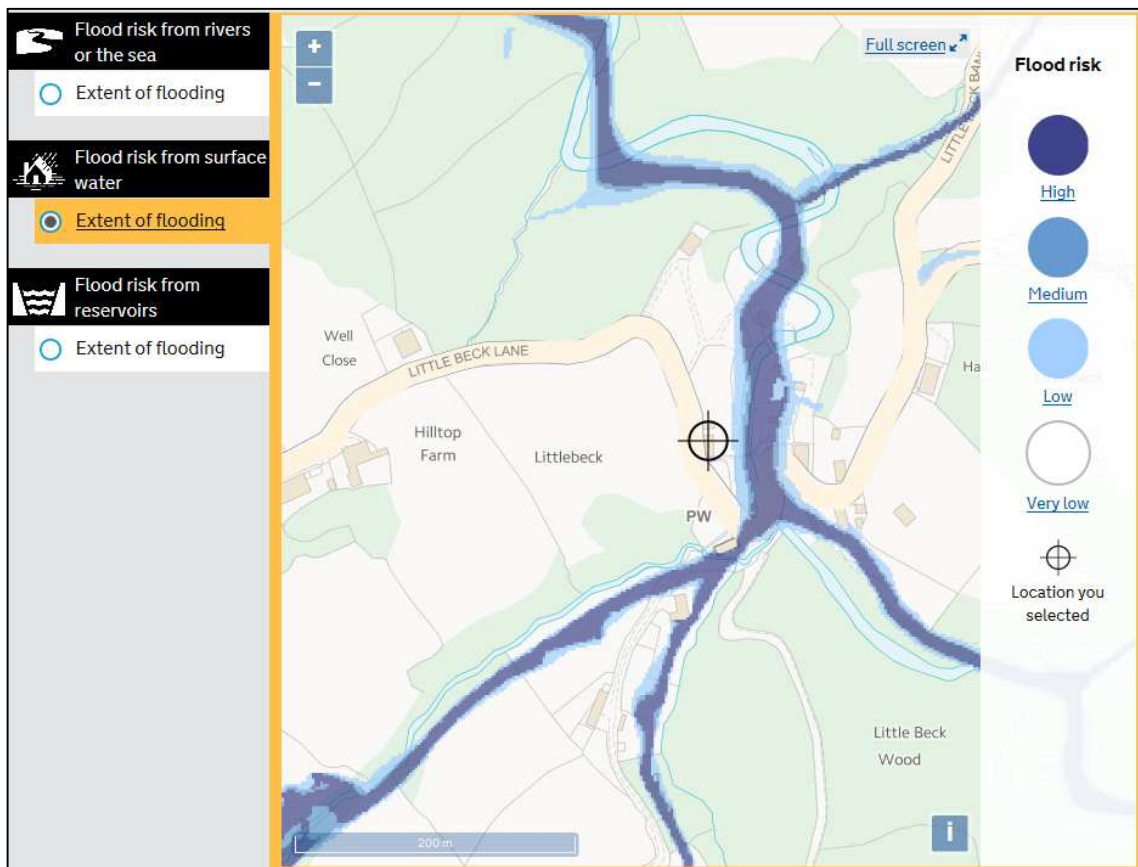


Figure 3: Pluvial (Surface Water) Flood Risk - Source: Environment Agency Flood Map (October 2018)



5 Summary and Conclusion

6.1 Summary

- 6.1.1 Full planning permission is sought for the change of use of the single storey former workshop building at The Old Mill, Littlebeck, to a holiday cottage.
- 6.1.2 Through this Statement it has been shown that the proposals represent a sustainable and appropriate form of development for the site, which is acceptable in planning terms at this location.
- 6.1.3 In summary, Section 5 of this Statement reviewed the material planning considerations, including the planning policy background relevant to the consideration of the planning application, and concluded that the proposed development is entirely policy compliant with reference to the relevant policies of the North York Moors Core Strategy and Development Policies DPD (November 2008) and the emerging The North York Moors National Park Authority Local Plan ('Preferred Options', July 2018) together with government guidance as set out in the National Planning Policy Framework (2018) and National Planning Practice Guidance.
- 6.1.4 It has also been concluded that the proposed development is acceptable in principle; that it represents sustainable development; that the building is of permanent construction and capable of conversion to holiday accommodation without major reconstruction, rebuilding, or extension; and that the development will not result in any significant adverse impacts upon the surrounding area in terms of visual, landscape, traffic and parking and other amenity, ecological or environmental considerations.

6.2 Conclusion

- 6.2.1 In conclusion and in light of the above, it is submitted that the proposed development is acceptable and represents an appropriate form of sustainable development for the site.
- 6.2.2 Accordingly, it is hoped that the National Park Authority will look favourably upon this planning application and grant planning permission subject to appropriate conditions. Notwithstanding, we remain willing to discuss any aspect of the proposed development with the NPA, should this be necessary and/or desirable.

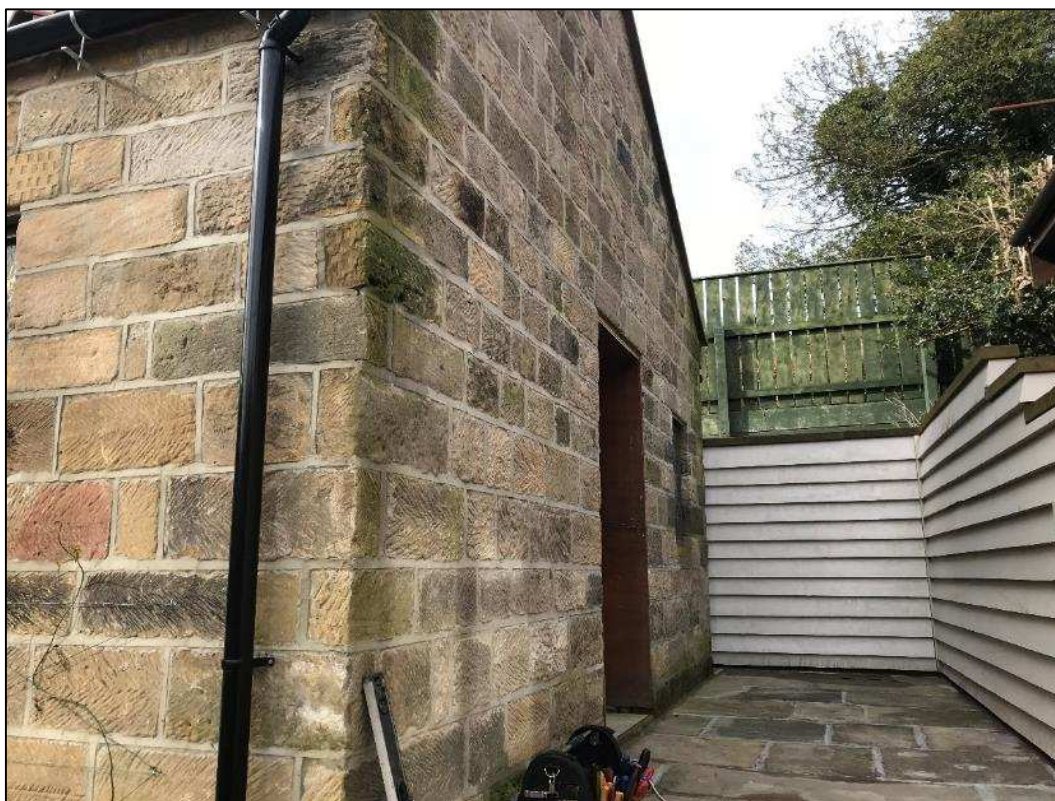


Appendices

Appendix A –Photographs of Site & Surroundings



The front (eastern) elevation of the building



The northern elevation with entrance door





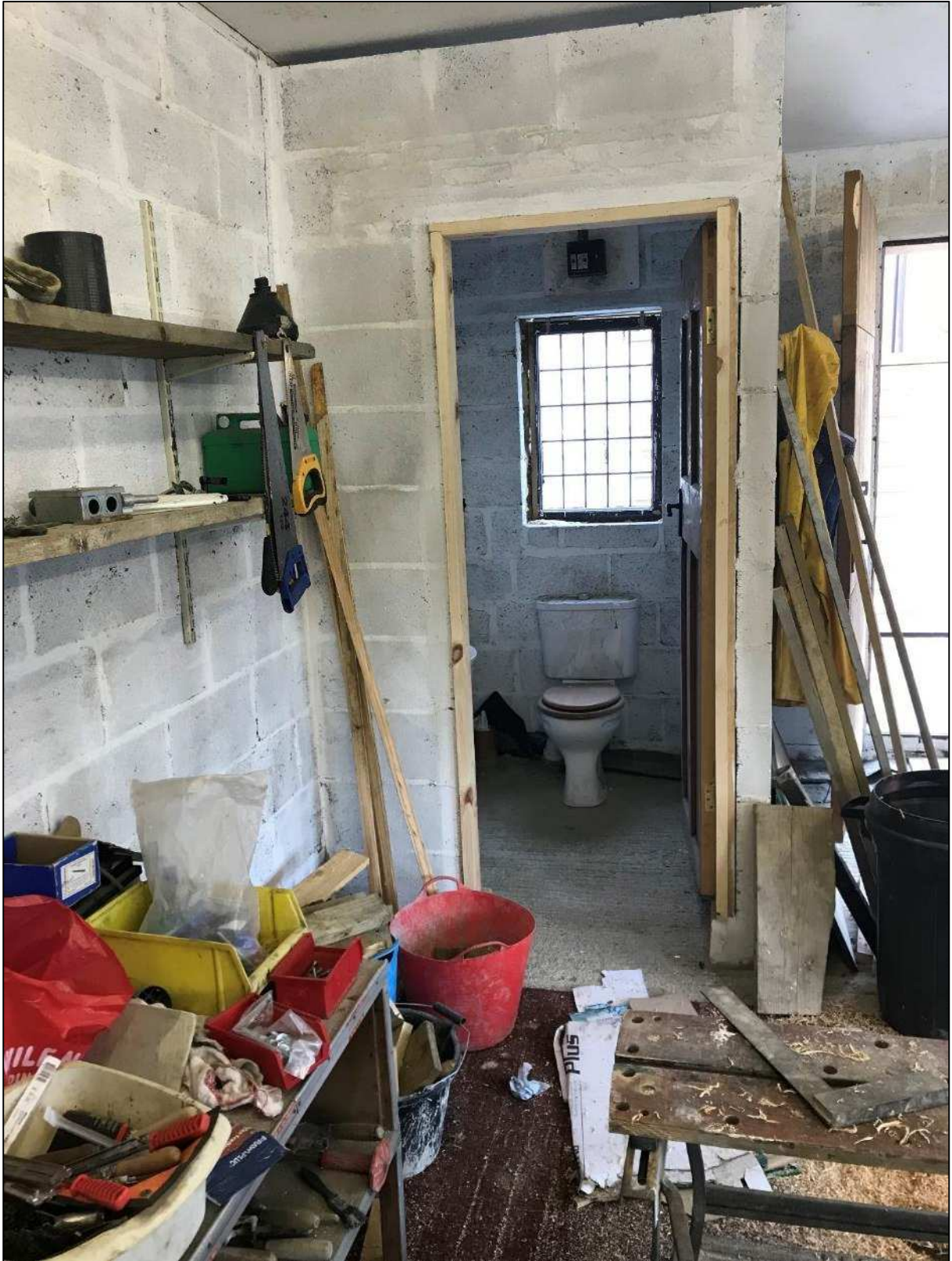
Looking along the western elevation of the building, set below the fenced boundary with the public road





The room at the southern end of the building





The toilet at her north west corner of the building





The pedestrian footway leading down from the public road to the gated entrance to the site





The subject building as seen from the entrance gate.



Appendix B - Relevant Core Strategy & Development Policies (2008)

CORE POLICY A

Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities.

Priority will be given to:

- 1 Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- 2 Providing for development in locations and of a scale which will support the character and function of individual settlements.
- 3 Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
- 4 Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
- 5 Applying the principles of sustainable design and energy use to new development.
- 6 Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
- 7 Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.
- 8 Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

CORE POLICY G

Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- 1 Conservation Areas
- 2 Listed Buildings
- 3 Historic Parks and Gardens
- 4 Scheduled Monuments and other sites of archaeological importance.

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

DEVELOPMENT POLICY 3

Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.



- 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4 Provision is made for adequate storage and waste management facilities.
- 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6 A satisfactory landscaping scheme forms an integral part of the proposal.
- 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

CORE POLICY H

Rural Economy

The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:

1. New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.
1. Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
2. Supporting the agricultural sector and opportunities for diversification.
3. Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.

DEVELOPMENT POLICY 14

Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

1. The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.
2. The development can be satisfactorily accessed from the road network (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.
3. The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.
4. It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.



Appendix C - Relevant Policies of the Local Plan, Preferred Options (2018)

Strategic Policy A, 'Achieving National Park Purposes and Sustainable Development'

Within the North York Moors National Park there will be a presumption in favour of sustainable development which is consistent with National Park statutory purposes:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Sustainable development means development which:

- a) Is of a high quality design which respects and reinforces the character of the local landscape and built and historic environment;
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;
- c) Protects or enhances natural capital and the ecosystem services they provide;
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species;
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;
- f) Makes sustainable use of resources, including using previously developed land wherever possible;
- g) Does not reduce the quality of soil, air and water in and around the National Park.

Strategic Policy C, 'Quality and Design of Development'

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;
2. The proposal incorporates good quality construction materials and design details that reflect or complement the local vernacular;
3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces about and between buildings which contribute to the character and quality of the locality;
4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;
5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;
6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal;
7. Opportunities are taken to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;
8. Provision is made for adequate storage include adequate storage for domestic items kept outdoors and waste management facilities;
9. The proposal ensures the creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising local highway safety or public rights of way.



Strategic Policy J, 'Sustainable Tourism and Recreational Development'

The quality of tourism and recreational facilities in the National Park will be maintained and improved through adopting the principles of sustainable tourism. Proposals for tourism and recreational development will be permitted where:

- 1) They conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park;
- 2) It provides and protects opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;
- 3) It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;
- 4) Any accommodation is used only for short term holiday stays;
- 5) It does not compromise the enjoyment of existing tourism and recreational facilities or rights of way;
- 6) It does not lead to unacceptable harm in terms of noise and activity on the immediate neighbourhood;

In the case of new buildings for accommodation and facilities development will be permitted where:

- a) It is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B;
- b) It uses existing buildings in open countryside or involves the adaptation or small scale extension of an existing building.

Where proposals are for new permanent buildings and facilities in settlements applicants will be expected to demonstrate that the facility cannot be accommodated within an existing building and any new buildings or extensions should be of a small scale reflecting the character of the locality.

Policy UE4, 'New Holiday Accommodation Within Residential Curtilages'

Proposals for new holiday accommodation within a residential curtilage will only be permitted where:

- 1) It makes use of an existing building which is worthy of retention and makes a positive contribution to the character of the surrounding area;
- 2) It would not detract from the character or appearance of the locality;
- 3) Is of an appropriate scale;
- 4) There is no unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

Where granting permission under this policy, the Authority will remove permitted development rights which apply to the residential curtilage.

