

The Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Our Ref:

16 May 2016

Dear Sir/Madam

SUPPORTING PLANNING STATEMENT

Proposal: Proposed Conversion of Existing Garage into Wardens Accommodation at Grouse Hill Touring Caravan and Camping Site, Fylingdales, Whitby, YO22 4QH

1.0 Introduction

- 1.1 This submission comprises a full planning application for the conversion of an existing garage into Warden's accommodation in connection with the management and supervision of Grouse Hill Touring and Caravan + Camping Site, Fylingdales, Whitby, YO22 4QH.
- 1.2 Grouse Hill comprises a well-established tourism accommodation business located on the A171 Whitby to Scarborough Road, 8 miles from Whitby and 12 miles from Scarborough and directly behind the Flask Inn Public House. The business operates from 17th March – 13th October as a family run business welcoming touring caravans, motor homes and tents as well as wigwams, a luxury holiday cottage and a static caravan for hire.
- 1.3 The applicants own and operate the Grouse Hill business. They also live on site.
- 1.4 As the business had grown and developed there is demand now to employ a greater number of people to manage and run the park. In order to carry this out affectively it is necessary for additional wardens to live on site, thus

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warranting the requirement for this conversion of an existing garage into warden's accommodation.

- 1.5 The application therefore consists of a simple conversion of an existing garage to create modest residential accommodation in connection with the operation of Grouse Hill. This would provide valuable respite accommodation for the wardens – a small get away – but still within reasonable sight and sound of the business.
- 1.6 The proposal comprises of no additional increase in floor area – and simply a conversion of an existing building.

2.0 The Proposals

- 2.1 The application seeks to provide modest staff accommodation for the operation of Grouse Hill.
- 2.2 The scheme comprises the conversion of an existing garage building, which is constructed of stone.
- 2.3 The proposals would create a 2-bedroom means of staff accommodation ancillary to Grouse Hill. The ground floor would comprise of a sitting / dining room leading off to ground floor kitchenette and bathroom. An existing staircase would provide access to a first floor sleeping deck.
- 2.4 The scheme proposes minimal alterations to the external appearance of the building. These changes include the replacement of 2 x garage doors with 2 x timber windows, two new dormer windows to replace two roof lights in the roof, and a new French Door on one elevation (Please see drawing 102 for detail) All infill wall materials will be stone to match the existing materials.

All new windows and doors will be of substantial timber construction and painted white to match existing.

Dormer windows will consist of wood clad walls and a clay pantile roof.
- 2.5 Foul water would discharge to an existing site system. Surface water will remain as existing.

- 2.6 There are no proposals to create a domestic curtilage, albeit the existing building has a clearly defined existing modest curtilage.
- 2.7 Parking will be as indicated on plan 101 and will consist of 2 car parking spaces for the staff accommodation and 2 car park spaces for the existing dwelling.
- 2.8 The proposed use is very small scale, low key and low intensity in any case.

3.0 Assessment Against Planning Policy

- 3.1 Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following policies and guidance are considered to be of most relevance to the consideration of this application:

National Planning Policy Framework

- 3.2 Paragraph 28 of the Framework offers clear support for a prosperous rural economy and encourages the sustainable growth and expansion of all types of business and enterprise in rural areas, including sustainable rural tourism and leisure. This application responds positively to these national planning aims and objectives and relates to the small scale and sustainable expansion of an existing rural based business to provide additional accommodation for staff employed by the business operators, facilitating improved operation and management of the business. The applicants currently live and work at the main house.
The building should be regarded as an existing built resource within the countryside, the use of which for the benefit of a well-established tourism business should be regarded as a sustainable proposal. There will be important social sustainability benefits in terms of providing the staff with some accommodation nearby the business.
- 3.3 The proposals will have positive economic sustainability outcomes, namely facilitating the objectives of an existing rural based business.
- 3.4 With regards to the environmental dimension of sustainability, it is considered that the proposal would have negligible impacts. There will be no discernible changes to the external appearance of the building. Finding a valuable new life for the building will ensure its long term care and maintenance. There are no proposals to extend the building or create additional curtilage and thus there will be no impact on the character, appearance or setting of the building.

- 3.5 Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Paragraph 50 calls upon the planning system to respond positively to the needs and demands of different groups in the community. Paragraph 51 states that local planning authorities should identify and bring back into residential use empty housing and buildings. Paragraph 55 of the NPPF offers clear opportunities for delivering housing in rural areas, including enabling people who work in rural areas to live at or near their place of work. The re-use of existing buildings is clearly favoured.
- 3.6 Whilst a case is not being put forward here for an essential functional need dwelling in association with a livestock business for example, the specific circumstances of the applicants, their staff and their business should be regarded as genuine and thus there is a clear business and family case and need for the proposed accommodation. The planning system can ensure that the proposed residential accommodation is connected with and remains ancillary and incidental to the main house and business. The proposal is very modest and should be judged on its own individual merits based on the particular set of circumstances which apply.
- 3.7 Paragraph 115 of the Framework states that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. Given the very small scale nature of this application and the fact that there will be no material changes to the external appearance of the building or the landscape setting around it, the National Park Authority can be confident that the impact on the landscape and scenic beauty of the National Park will be acceptable.

Adopted Core Strategy and Development Policies Development Plan Document

- 3.8 Spatial Objective 7 of the Core Strategy seeks to support the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities. The proposals will help to deliver these objectives in an indirect way by facilitating the provision of improved residential staff facilities immediately adjacent to the business.
- 3.9 Core Policy A(1) offers support to new development which is of an appropriate scale and level of activity. To be acceptable in this regard development should be acceptable in terms of its impacts on the wider landscape and the quiet enjoyment and peace and tranquillity of the Park. Moreover, new development should not detract from the quality of life of local residents or the experience of visitors. It is considered that the very

small scale nature of this application proposal is such that it will be acceptable in relation to these policy criteria. The site is situated away from other residential properties, so no harmful effects are envisaged. The scheme seeks to use an existing building resource and will protect and safeguard this old building as opposed to introducing a use which would threaten or comprise the character and quality of the building. There will be no highway implications associated with this proposal as the intention would be for the applicants to continue to park at the main house across the road. In short, it is difficult to imagine that the proposals could exert any harmful impacts on interests of acknowledged importance.

- 3.10 Core Policy A(3) seeks to maintain and enhance the natural environment and conditions for biodiversity and geodiversity. Given the small scale nature of the proposal and the re-use of an existing building with no alterations to the roof fabric of the building there will be no perceptible loss of wildlife habitat or other natural environment of quality.
- 3.11 Core Policy A(4) seeks to conserve and enhance, amongst other things, landscape character. The building already exists within the landscape and its appearance and setting will be unaffected by the proposals.
- 3.12 Core Policy A(7) seeks to strengthen and diversify the rural economy and provide tourism based opportunities for the understanding and enjoyment of the Park's special qualities. The proposal will enable an existing visitor destination business to deliver this policy objective in an indirect way.
- 3.13 Core Policy G endeavours to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced. This scheme is a small scale proposal utilising an existing built resource within the open countryside. There will be no material effects on the character and appearance of the building or its unique setting.
- 3.14 The design of the proposal is considered to reflect the aims and objectives of Development Policy 3. The proposed scheme of conversion has been arrived at with sensitive consideration for the host building with no material changes or additions proposed.
- 3.15 Core Policy H seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training. The existing facilities at Grouse Hill already meet these important policy objectives and this application proposes a very modest addition to facilitate the objectives of a well-established business.
- 3.16 DP 14 is concerned with tourism and recreation and is particularly supportive of proposals that will improve the quality of the tourism/recreation product and indicates that the expansion or diversification of an existing

tourism business will be supported when schemes meet several criteria. This proposal to provide small scale residential accommodation specifically for the staff of an existing and well-established business should be regarded as positive and sustainable.

4.0 Conclusion

- 4.1 The application comprises a small scale, modest extension to the existing tourism accommodation business at Grouse Hill. The proposal is genuinely connected to and associated with this existing business and seeks to utilise an existing underutilised built resource within the National Park.
- 4.2 Offering support to this proposal will deliver some significant sustainable planning outcomes, not least for the operators of the business and their existing and future customers, with no material effects on the character and appearance of the building or its landscape setting envisaged.
- 4.3 There will be no impacts on highway safety as it is intended to restrict access to pedestrian access only, in the same way that this building has historically functioned.
- 4.4 There will be no impacts on protected species or their habitats as there is no intention to alter the physical fabric of the building or the woodland setting around it. Foul water can be satisfactorily discharged to a modern package treatment plant.
- 4.5 In conclusion it is considered that the application proposals accord with both National and adopted Local Plan policies, are sustainable in nature, and should therefore be approved without delay.
- 4.6 It is hoped that officers will be supporting this proposal. Please do not hesitate to contact us should you require any additional information or clarification on any matters.

Yours sincerely

Edwardson Associates Ltd