

24 OCT 2016



**Planning Statement:**  
Conversion of Redundant Agricultural Buildings,  
Calfthwaite Farm, Cloughton

Client: Mr G McQuade

Date: October 2016



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RA (Hons) Dip TP MRTPI

24 OCT 2016

**Table of Contents**

1 Introduction .....	2
2 The Site and Surroundings.....	4
3 Planning Policy Context .....	6
4 Assessment of the Proposals .....	10
6 Conclusions .....	15

Appendix 1: OS Map Extracts (1850s, 1890s, 1960s, 2016)

Appendix 2 Map Extract from Thirsk, J (ed). (2000). 'The English Rural Landscape'. Oxford: Oxford University Press.

24 OCT 2016

## 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Amanda Brocklehurst Planning ("ABP") on behalf of Mr G. McQuade ("the applicant").
- 1.2 Its purpose is to assist the North York Moors National Park Authority ("NYMNPA") in their consideration of the accompanying planning application. The application seeks full planning permission for:

*"Conversion of redundant agricultural buildings to form 2 no. local occupancy letting units, with flexible use to include holiday letting (Use Class C3)."*

- 1.3 As discussed at the pre-application stage, the applicant would like to retain the flexibility to reside in the converted unit(s) on an owner occupied basis should he / his family need to downsize in the future. Accordingly, and on the basis that he would meet the local needs criteria (Core Policy J) in these circumstances, it is requested that any future planning consent is conditioned to permit this.
- 1.4 Full details of the proposals are provided in the accompanying Design and Access Statement ("DAS") and drawings.
- 1.5 With regard to section 38(6) of the Planning and Compulsory Purchase Act 2004, this Statement considers the proposal's conformity with the Development Plan and other material considerations, including national planning policy set out in the National Planning Policy Framework ("NPPF") (CLG, 2012) and the associated Planning Practice Guidance.

### **Pre-Application Consultation**

- 1.6 The proposals have been informed by pre-application correspondence with planning officers at NYMNPA. An initial pre-application inquiry submission (14 June 2016) sought feedback on the likely acceptability of the principle of converting the buildings to a residential-related use. In response to this inquiry, NYMNPA advised in a letter dated 4 July 2016:
- The proposed conversion would likely be acceptable providing no significant extensions are proposed and the level of rebuilding required is confined to that set out in the visual inspection report and re-roofing; and,
  - Any resultant dwellings would be required, by planning condition, to be retained in the same ownership as Calfthwaite farmhouse.
- 1.7 The pre-application process has helped to inform the proposed uses, together with the more detailed elements of design. The scope of the planning application was also discussed and agreed at the pre-application stage.

### **Accompanying Documentation**

- 1.8 The application submission comprises:
- Application Form and completed Ownership Certificate B
  - Plans and Drawings (bhd Partnership):
    - Existing Site Plan and Block Plan (ref:D10989-01 Rev G)
    - Proposed Block Plan (ref: D10989-04 Rev D)
    - Existing Plans and Elevations (ref: D10989-02 Rev C)

24 OCT 2016

- Proposed Plans and Elevations (ref: D10989-03 Rev F)
- Design and Access Statement (bhd Partnership)
- Building Visual Inspection Report (bhd Partnership)
- Bat Scoping Survey Report (Curtis Ecology)
- Arboricultural Impact Assessment (Elliot Consultancy Limited)
- Non-Mains Drainage Form

1.9 The planning application fee (£770.00) has been issued to NYMNPA under separate cover.

#### **Report Structure**

1.10 The remainder of the Statement is structured as follows:

- Section 2 The Site and Surroundings
- Section 3 Planning Policy Context
- Section 4 Assessment of the Proposals
- Section 5 Conclusions

## 2 THE SITE AND SURROUNDINGS

24 OCT 2016

### The Site

- 2.1 The site comprises an L-shaped range of traditional, agricultural buildings. The buildings are constructed in coursed sandstone, range from 1-2 storeys in height, and are derelict and in varying states of repair. For the purpose of this application, the buildings are referred to as buildings A-E (see Existing Block Plan ref: D10989-01 Rev G).
- 2.2 The buildings were derelict in 1995 when the applicant bought the wider site (including Calfthwaite Farmhouse). They have remained largely disused since this time, with the exception of small scale ancillary domestic uses and associated storage. As a result, the condition of the buildings has deteriorated in recent years, with the current application seeking to find a permanent use to secure their long-term future.
- 2.3 Further details of the buildings are provided in the accompanying DAS and Visual Inspection Report.

### Historical Overview

- 2.4 Historically, the buildings formed part of Calfthwaite Farm. They adjoin Calfthwaite Farmhouse, an existing residential property, to create a U-shaped plan form, centred around a courtyard area. Internal and external modernisation works were implemented to the farmhouse and adjoining eastern range in the late C20th (NYMNPA ref: 40240041B). The applicant currently occupies this range of buildings for residential use, and they are not subject to development proposals thus sitting outwith the application site.
- 2.5 The basic U-shaped layout of the farmstead, with its north, east and west range, is visible on the earliest historic OS maps dating from the mid/late C19<sup>1</sup>. (see **Appendix 1**). The map extract at **Appendix 2** identifies 'Calf Thwaite Farm' as a 'pre-enclosure' farm / cottage, thus confirming its establishment prior to parliamentary enclosure in the early C19 (1829 Act). Indeed, literature identifies 'Calf Thwaite Farm' as being in existence as early as the late C17<sup>2</sup>. Whilst the buildings were unlikely to exist in their current form at this time, with historic farm buildings typically subject to ongoing alteration and rebuilding over their lifetime in response to changing farming needs, a date stone of 1782 can be seen in the southern elevation of the northern range. This correlates with the documented increase in farm building in the area towards the end of the C18<sup>3</sup>, providing a good indication that the buildings could date from this period. This confirms the historic importance of the buildings as an example of one of the earlier traditional farmsteads in the National Park, and thus an important part of the cultural heritage of the area.

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<sup>1</sup> Earlier OS Maps are not available, albeit the reference below indicates that the farm was in existence in the C17.

<sup>2</sup> Thirsk, J (2002) 'Rural Landscape: An Illustrated History of the Landscape'. Oxford: Oxford University Press, 315, refers to James Harrison, a prominent local farmer and landholder, setting up his sons with land at (inter alias) Calf Thwaite Farm and other lands in Cloughton in 1690.

<sup>3</sup> RCHME (1987) 'Houses of the North York Moors', London: HMSO, 152.

24 OCT 2016

### Surrounding Area

- 2.6 The site lies within the Parish of Cloughton in the North York Moors National Park. The North Yorkshire and York Landscape Characterisation Project (CBA, 2011) classifies the site as falling within the 'Coastal Landscape', within the 'rugged cliffs and coastal valleys and bays' character type. It states that the area is characterised by (inter alia):
- Steep rugged coastal cliffs, with an undulating or rolling hinterland;
  - Harbour and coastal settlements, linear villages and scatterings of dwellings along roads;
  - Individual farmsteads, often accessed by track; and,
  - A sense of remoteness and tranquillity.
- 2.7 Within this context, the site sits within a rolling agricultural landscape, adjacent to an area of woodland. Reflective of the character of the area, it forms part of a farmstead, and thus a wider group of buildings, which includes an established residential use (Calfthwaite Farmhouse). The village of Staintondale, a small ribbon settlement, lies to the north, with the village of Cloughton circa 3 miles to the south.
- 2.8 Whilst the buildings are well concealed in long term views of the landscape as a result of surrounding vegetation / woodland and topography, a public footpath lies immediately to the north and west of the site. The footpath passes in very close proximity to the buildings, thus providing a historic visual reference point in the landscape for pedestrians using the footpath. The area of woodland referred to above lies directly beyond the footpath to the north<sup>4</sup>. Please refer to the accompanying Arboricultural Impact Assessment report for further details.

### Access

- 2.9 Access to the site is from Staintondale Road via a shared private, single width hard-core track. A new vehicle access (north of the original access) was implemented in 2003/2004 to improve highway safety and visibility for those accessing the site. This access will be retained as part of the current proposals, providing access to the site.
- 2.10 In terms of public transport, there are bus stops on both sides of the road (adjacent to Wyke Lodge), within 100m north of the site access, providing access to surrounding settlements.

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<sup>4</sup> Classified as 'Section 3 Conservation Map: woodland (including ancient woodland)' in Local Development Framework Core Strategy and Development Policies (November 2008)

24 OCT 2016

### 3 PLANNING POLICY CONTEXT

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan for the area, unless there are material considerations that outweigh the Development Plan policy.
- 3.2 This section, therefore, summarises the relevant planning policies against which the proposals will be considered.

#### The Statutory Development Plan

*NYMNPA Local Development Framework Core Strategy and Development Policies (November 2008)*

- 3.3 The statutory Development Plan for the site comprises the adopted NYMNPA Local Development Framework Core Strategy and Development Policies document. Whilst work has started on the production of a replacement Local Plan, this is at a very early stage, and cannot be afforded weight in the determination of the current application. The key policies of relevance to the site and the proposed development are set out below.
- 3.4 In terms of housing development, **Core Policy J 'Housing'** seeks to ensure the provision of an appropriate mix of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities, and support the delivery of more affordable housing. Of particular relevance, it restricts new housing in the open countryside to, inter alia, residential letting for local needs, cognisant of **Core Policy B 'Spatial Strategy'**. It also sets out the criteria (a-e) for meeting 'local housing needs'.
- 3.5 **Development Policy 8 'Conversion of Traditional Unlisted Rural Buildings'** sets out the detailed criteria against which proposals for the conversion of traditional rural buildings outside of settlements will be assessed. These criteria are considered in Section 4 of this Statement.
- 3.6 Other relevant policies include:
- **Core Policy A 'Delivering National Park Purposes and Sustainable Development'**: Which prioritises sustainable development in its widest sense.
  - **Core Policy C 'Natural Environment, Biodiversity and Geodiversity'**: Which seeks to maintain and improve conditions for biodiversity and important geodiversity assets. It requires new development to provide an appropriate level of protection to legally protected species and to mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
  - **Development Policy 3 'Design'**: Sets out general design criteria against which development proposals will be considered, and seeks to maintain and enhance the distinctive character of the National Park.
  - **Development Policy 23 'New Development and Transport'**: Sets out the access and parking requirements for new development.

24 OCT 2019

## National Policy and Guidance

### *National Planning Policy Framework ("NPPF") (2012)*

- 3.7 The NPPF is a material consideration in the determination of planning applications.
- 3.8 A key aim of the NPPF is to significantly boost the supply of housing (para. 47). Alongside this, the NPPF carries a presumption in favour of sustainable development (para. 14) and states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances including, of relevance, where the development would reuse redundant or disused buildings and lead to an enhancement to the immediate setting (para. 55).
- 3.9 In addition, the NPPF (of relevance):
- Supports economic growth in rural areas (para. 28).
  - Promotes good design, recognising that it is a key aspect of sustainable development (para. 56).
  - Seeks to conserve and enhance the natural environment, with great weight given to conserving landscape and scenic beauty in National Parks. The NPPF recognises that the conservation of wildlife and cultural heritage are important considerations in these areas (para. 115). Paragraph 118 provides advice to local authorities on determining planning applications that could affect biodiversity interests.

### *Planning Practice Guidance ("PPG")*

- 3.10 The Planning Practice Guidance provides further advice on planning for rural housing. It states that it is important to recognise the particular issues facing rural areas in terms of housing supply and affordability (ref. 50-001-20160519).

## Other Relevant Guidance

### *Housing Supplementary Planning Document (2010)*

- 3.11 This SPD provides further guidance on the demands for, and provision of, new housing in the National Park. It sets out that high external demand for housing in the National Park, coupled with limited opportunities for new development, has led to higher than average house prices and a need for affordable housing to meet local needs. It sets out the circumstances under which new housing will be restricted for local occupancy, and reiterates the NYMNPA's local occupancy policy (see Policy J above) setting out the circumstances under which occupants would meet the local occupancy criteria. These include, for example:
- People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements; or
  - People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more; or,
  - People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park



- 3.12 The SPD confirms that local occupancy restrictions will be implemented by means of a planning condition.

*Design Guide Supplementary Planning Document: Part 4 – The Reuse of Traditional Rural Buildings (2011)*

- 3.13 The SPD provides advice and guidance to those considering the conversion and adaptation of traditional rural buildings in the National Park.
- 3.14 It recognises that many traditional rural buildings are associated with the economic and cultural heritage of the Park, and remain an integral part of its special qualities and character. In recognition that some buildings are no longer needed for their traditional use, and that keeping them in an active use is key to their preservation and the integrity and character of the Park, the SPD provides detailed design guidance to help to ensure that conversions of traditional rural buildings are undertaken in a sensitive manner. The accompanying DAS sets out the design approach in more detail.
- 3.15 It is clear that applications for planning permission must be accompanied by a structural survey report to demonstrate that the buildings are of sound construction, permanent and capable of conversion without substantial dismantling and reconstruction. Accordingly, a Visual Inspection Report accompanies this planning application.

*Design Guide Supplementary Planning Document: Part 3 – Trees and Landscape (2011)*

- 3.16 The guidance recognises the important contribution that trees make to the character of the national park, amenity and nature conservation interests. Accordingly, it encourages the retention of trees and woodlands as part of development proposals, and sets out the information required for planning application submissions in this respect. An Arboricultural Impact Assessment accompanies this planning application. It fully considers the impact of the proposals on trees, and includes mitigation measures as appropriate.

### Summary

- 3.17 The key planning policy implications are summarised below:
- National and local planning policy recognises that cultural heritage, which includes traditional rural buildings, make an important contribution to the landscape and character of National Parks.
  - The NPPF affords great weight given to the conservation of the landscape and scenic beauty in National Parks.
  - In this context, national planning policy supports the appropriate reuse of redundant or disused buildings in the open countryside where this would lead to an enhancement to the immediate setting.
  - At the local level, the Development Plan supports the conversion of traditional rural buildings to support economic uses including holiday accommodation or residential letting for local needs (subject to specific criteria). It is recognised that keeping such buildings in active use is key to their preservation.
  - High quality design is essential to sustainable development, and required by both national and local planning policy.

- Development proposals should preserve, and where possible enhance, biodiversity interests.

24 OCT 2011

## 4 ASSESSMENT OF THE PROPOSALS

- 4.1 This section of the report assesses the proposals against relevant policies in the Development Plan, taking into account other material considerations including the NPPF. It draws upon the accompanying documentation, which should be read alongside this statement.

### The Principle of Conversion

- 4.2 Section 3 of this Statement identifies that both national and local planning policy seek to restrict the development of new homes in the open countryside, unless there are special circumstances. At the national level, paragraph 55 of the NPPF is clear that such circumstances can include developments that would:

*“...reuse redundant or disused buildings and lead to an enhancement to the immediate setting.”*

- 4.3 In accordance with the NPPF, the proposals would bring back into use redundant and dilapidated traditional rural buildings in the National Park. Section 2 (and Appendices 1 and 2) of this Statement confirm the historic importance of the buildings as an early example of a pre-enclosure traditional farmstead, which clearly forms part of the local landscape and cultural heritage of the area. As such, the buildings provide an historical reference point in the landscape, particularly for pedestrians using the public footpaths that run immediately adjacent to the buildings. The proposals will not only lead to a significant enhancement in the appearance of these buildings through a sensitive and high quality repair and conversion scheme, but will also improve the immediate setting through a unified design approach and careful treatment of the wider site (see 'Design' below). If these works are not implemented, it is likely that the condition of the buildings will continue to deteriorate, ultimately leading to the loss of the buildings and the traditional u-shaped layout of the farmstead.
- 4.4 At the local level, **Core Policy B** of the NYMNPA Local Development Framework Core Strategy and Development Policies document (“CSDP”) sets out the overarching spatial strategy for the National Park. It supports the conversion of traditional rural buildings where this will support economic uses including holiday accommodation and residential letting for local needs. This policy is supported by **Core Policy J** which again supports the principle of new housing development in the open countryside where this involves the conversion of traditional rural buildings for residential letting for local needs.
- 4.5 The accompanying proposals which are seeking planning permission for the conversion of the buildings to residential letting for local needs, with flexible use to include holiday letting (Use Class C3), clearly accord with the overarching requirements of Core Policy B and Core Policy J.
- 4.6 **Development Policy 8** sets out the detailed criteria against which proposals for the conversion of traditional unlisted rural buildings outside of settlements will be assessed. Compliance with this criteria is demonstrated below:
1. The CSDP highlights the importance of traditional rural buildings as part of the Park’s cultural heritage (para. 7.22) noting the contribution that they make to the quality and character of the landscape. Whilst the buildings are not listed, this

24 OCT 2016

Statement has demonstrated that they comprise an early example of a pre-enclosure farmstead, with the basic u-shaped layout unchanged from at least the 1800s. The buildings are, therefore, of both architectural and historic merit, making a positive contribution to the landscape and character of the National Park. Furthermore, as a group of traditional buildings adjacent to a public footpath, they provide an historical reference point in the local landscape, and their retention and sensitive conversion will help to protect the historical integrity and identity of the local area in this respect.

2. The accompanying Building Inspection Report confirms that the buildings are structurally sound and capable of conversion without substantial rebuilding. Pre-application correspondence with NYMNPA has confirmed that the level of work required to facilitate the conversion (as set out in the Building Inspection Report) is acceptable.
3. The buildings are capable of conversion and of sufficient size to accommodate the proposed uses, and do not involve extensions, significant external alterations or the development of new buildings. Indeed, the proposals respect the historic footprint of the buildings and include appropriate levels of ancillary storage space to minimise the need for further building or domestic paraphernalia in the wider site. New openings in both the elevations and roof are minimised, maximising the use of existing openings wherever possible.
4. The proposed use is compatible in nature, scale and activity with the character of the locality, which as demonstrated above, includes an existing residential use within the wider site, together with linear settlements and more scattered houses and farmsteads in the wider locality.
5. The proposal is of a high quality design, and maintains and enhances the character of the original buildings and features of significance (see accompanying DAS and 'Design' below).
6. The proposed use maintains the existing curtilage and utilises the existing access to the site. The courtyard area has been retained as a single open space to avoid harm to the landscape, and the visual impact of parking will be minimised through the use of landscaping (to be secured by planning condition).
7. The buildings include an existing residential unit within the group (Calfthwaite Farmhouse). As demonstrated by the map extracts in Appendix 1, the buildings have historically (and to this day) had a close physical and visual relationship with each other forming part of a traditional farmstead. By securing the long term future of the buildings, the proposals will secure the future of the buildings and the historic layout of the farmstead.
8. In respect of criteria 8, should the converted units be used for long-term / permanent residential use (rather than holiday let), the Client acknowledges the requirement that the occupancy of that accommodation will be restricted to a person satisfying the local needs criteria. However, as set out in paragraph 1.3, the applicant would like to retain the flexibility to reside in the converted units on an owner occupied basis should he / his family need to downsize in the future. Accordingly, and on the basis that the local needs criteria (Core Policy J) would be met in these circumstances, it is requested that any future planning consent is conditioned to permit this.
9. This criterion is not applicable to the proposals.

4.7 In summary it has been demonstrated that, overall, the proposals comply with Core Policies B and J, and Development Policy 8. The proposals are also consistent with **Core Policy A** (criteria 4, 6 and 7) which seeks to:

- Conserve and enhance the landscape, settlement, building features and historic assets of the landscape character areas (Criteria 4);
- Provide a choice of housing that will meet the needs of local communities in terms of tenure, type and affordability (Criteria 6); and,
- Strengthen and diversify the rural economy. Criteria 7).

#### Design Approach

4.8 The NPPF advocates good design, recognising that it is an essential component of sustainable development. At the local level, **Development Policy 3** of the CSDP sets out the overarching design criteria that will be considered in the determination of planning applications. Further guidance on the conversion of traditional rural buildings is provided in the NYMNPA's 'Design Guide Supplementary Planning Document: Part 4 – The Reuse of Traditional Rural Buildings' (2011) (See Section 3). The accompanying DAS provides further information on the design approach and should be read alongside this Statement.

4.9 In summary, the proposals incorporate a high quality design and detailing that is sensitive to the historic character of the buildings and the wider setting of the National Park, meeting the requirements of Development Policy 3 and the associated Design Guide SPD (Part 4). Key aspects of the design approach include:

- Respecting the traditional footprint, basic shape and design of the buildings. The proposals do not involve the extension of the buildings with the exception of a marginal increase in the height of the store roof (Building E) to accommodate a new door to access the oil tanks (please refer to drawing number D10989-03 Rev D). The insertion of new openings to the roof / external wall structures have also been minimised, with new openings carefully located to minimise their impact whilst maximising the use of existing openings wherever possible;
- The use of high quality, traditional materials reflecting the local vernacular (including stone, timber and pantiles [recycled where possible]);
- The retention of existing boundary treatments to the wider site;
- The retention of the courtyard as a single open space to avoid a domestic / urban appearance in the landscape;
- The retention of existing trees and vegetation wherever possible, as demonstrated in the accompanying Arboricultural Impact Assessment. Whilst the removal of some of young trees in close proximity to the building is recommended, the report confirms that these works are necessary due to the proximity of the trees to the footprint of the existing building and not as a result of the development proposals (which retains the existing building footprint). The report includes appropriate recommendations for tree protection measures during the construction period, and it is suggested that these measures are included within an Arboricultural Method Statement, which can be secured by planning condition.
- New landscaping, which can be secured by planning condition, will be minimised to avoid creating a formal, domestic landscape;

24 OCT 2016

- The incorporation of internal storage space to avoid the need for new buildings or domestic clutter within the courtyard area;
- The sensitive incorporation of storage and waste management facilities; and,
- Car parking is provided in line with the standards adopted by the Authority, and has been sensitively located to both minimise its visual impact and taking into account the safety of potential users. This also accords with **Development Policy 23 (criteria 7)**.

## Other Issues

### *Protected Species*

- 4.10 The NPPF seeks to protect biodiversity interests. In accordance with national guidance, Core Policy A seeks to maintain and enhance the natural environment and conditions for biodiversity, with Core Policy C specifically requiring new developments to provide an appropriate level of protection for legally protected species and to mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement.
- 4.11 At the pre-application stage, it was agreed that the planning application should be accompanied by a Bat Scoping Survey Report. A Bat Scoping Survey was undertaken by Curtis Ecology in August 2016, with further survey work subsequently undertaken. The survey work confirmed the presence of 4 no. Common Pipistrelle day roosts within the southern gable of Building A, which will be disturbed by the development works. Accordingly, a Natural England European Protected Species Mitigation Licence will be required prior to the commencement of development. A Bat Mitigation Strategy is included in the accompanying Bat Survey Report (Section 7.1), setting out the measures that will be implemented to ensure that biodiversity interests will be protected in respect of bats.
- 4.12 The Bat Survey Report also identified that Building A may have had historical, occasional use by a barn owl (albeit no barn owls were seen or heard within close proximity to the study site during any of the survey periods). Again, to protect biodiversity interests in respect of barn owls, a Mitigation Strategy is included in Section 7.2 of the accompanying Bat Survey Report.
- 4.13 Subject to the implementation of the mitigation strategies referred to above, which can be secured by planning condition, the proposals will protect biodiversity interests at the site, ensuring an appropriate level of habitat protection and creation for both bats and barn owls.

### *Trees*

- 4.14 As noted at paragraph 2.8, an area of woodland lies to the north of the site. In order to ensure compliance with **Core Policy C**, the guidance in 'Design Guide Supplementary Planning Document: Part 3 – Trees and Landscape (2011)' has been adhered to, and an arboricultural assessment has been undertaken. The overarching aim of this work is to ensure the protection and retention of trees within and adjacent to the site, wherever possible (see paragraph 4.9 above for further details and accompanying Arboricultural Impact Assessment). As noted above, it is expected that an Arboricultural Method Statement will be prepared and secured by planning condition.

24 OCT 2016

*Transport*

4.15 In accordance with **Development Policy 23** (of relevance):

- The application site is within easy walking distance of public transport (criterion 1) (see paragraph 2.10).
- Public rights of way are located within close proximity of the buildings and will be protected as part of the development proposals (criterion 2).
- Given the small scale nature of the proposals, there will be no adverse impact on highway safety. It is of note that a new access to the site was agreed with NYMNPA and implemented in circa 2000, to improve highway safety when accessing / egressing the site from Staintondale, Road (criterion 4).
- An appropriate level of car parking is provided (criterion 7).

**Summary**

4.16 In summary, the principle of development accords with both the NPPF (including para. 55) and the key policies in the Development Plan, including Core Policies B and J, and Development Policy 8.

24 OCT 2018

## 5 CONCLUSION

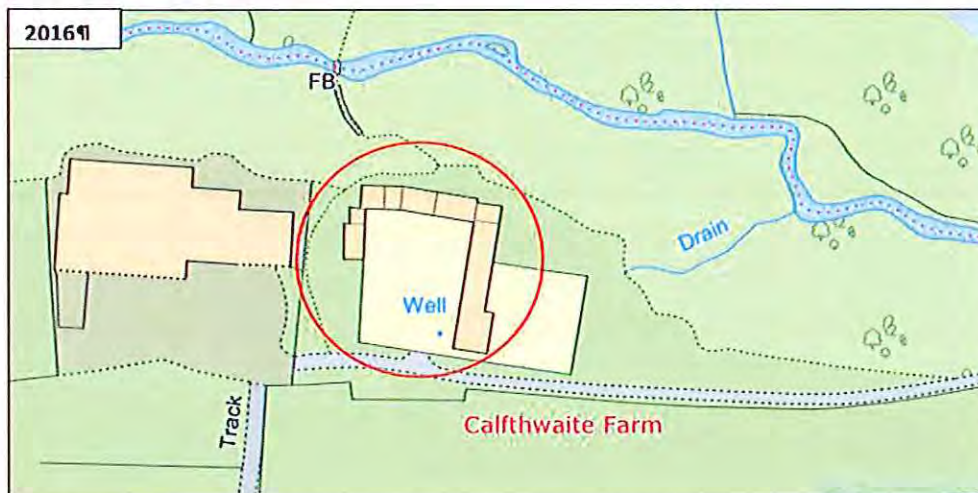
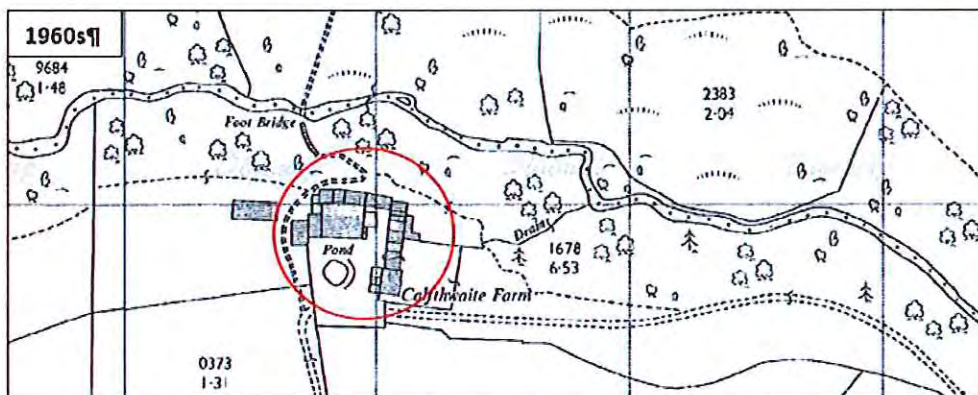
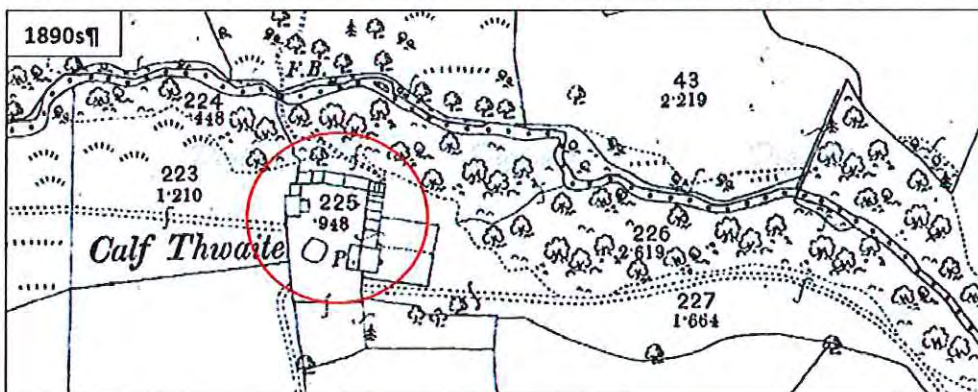
5.11 This Planning Statement accompanies a planning application for the conversion of redundant agricultural buildings at Calfthwaite Farm to 2 no. residential local occupancy letting units, with flexible use to include holiday letting (Use Class C3). The proposals have been developed in full dialogue with NYMNPA at the pre-application stage, who have confirmed their support for the general principle of development. In summary:

- The subject buildings comprise traditional agricultural buildings, likely dating from C17, and of clear local historical and architectural interest.
- The buildings form part of a wider U-shaped range of traditional buildings, which includes an existing residential use (Calfthwaite Farmhouse). They have a strong physical, visual and historical relationship with the Farmhouse (Appendix 1), which will be retained as part of the development proposals.
- The condition of the subject buildings has significantly deteriorated in recent years due to vacancy, posing a clear risk to their long term retention.
- The proposals would bring the subject buildings back into a long term use. This would not only secure the future of this historic range of buildings as a whole, but would also help to meet a need for local occupancy housing in the area.
- The high quality design will improve the appearance of the subject buildings, enhancing their condition and that of the immediate setting. The proposals accord with the provisions of the NPPF, para 55, Development Policy 3 and the associated Design Guide SPD in this respect. The conversion to residential letting for local occupancy / holiday let is also supported by the Development Plan (Core Policies B and J, and Development Policy 8).

5.2 To conclude, the proposals conform with the Development Plan on the whole and National Planning Policy. Together with other material considerations, it is clear that planning permission should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

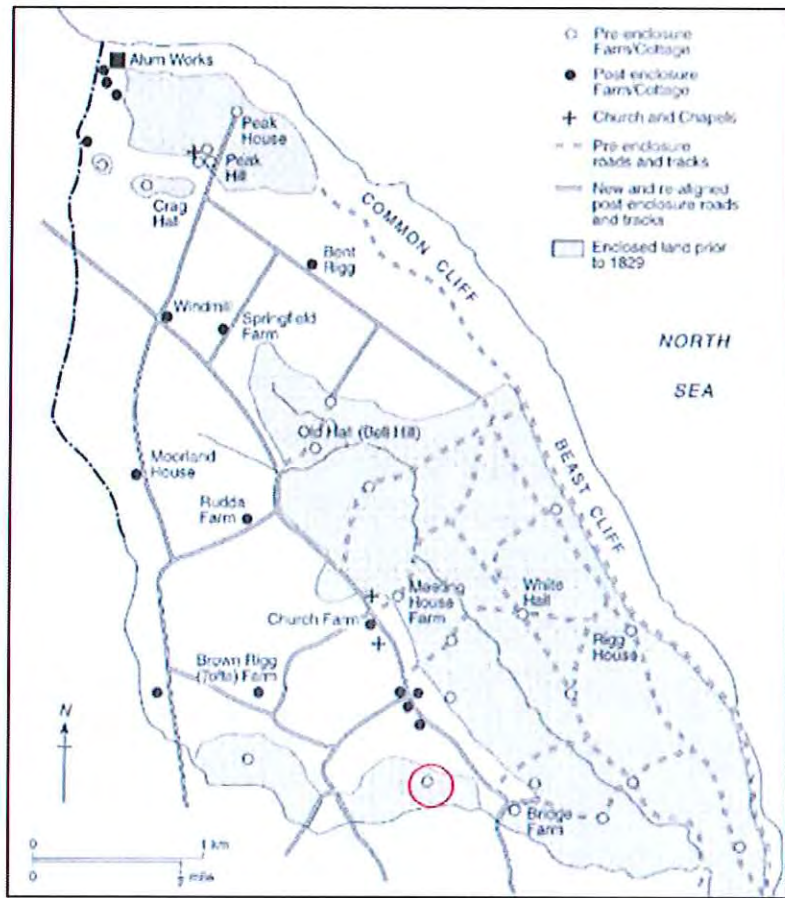


APPENDIX 1: OS Map Extracts (1850s, 1890s, 1960s, 2016)



24 OCT 2016

## APPENDIX 2: Map Showing Pre and Post-Enclosure Farms in Staintondale



Source: Adapted from Thirsk, J (eds) (2000) Rural England: An Illustrated History of the Landscape, 320.