

North York Moors National Park Authority

Scarborough Borough Council
Parish: Aislaby

Application No: NYM/2016/0852/CU

Proposal: Change of use from relaxation spa to 1 no. holiday letting cottage (no external alterations)

Location: Yeoman Hall, Woodlands, Sleights

Decision Date: 31 March 2017

Consultations

Parish -

Highways – No objections.

Environmental Health Officer – No objections.

Site Notice Expiry Date – 9 March 2017.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site location and site arrangement</td> <td>YH 17 PL-01</td> <td>3 February 2017</td> </tr> <tr> <td>Elevations</td> <td>YH 17 PL-03</td> <td>3 February 2017</td> </tr> <tr> <td>Floor plan</td> <td>YH 17 PL-02</td> <td>3 February 2017</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Site location and site arrangement	YH 17 PL-01	3 February 2017	Elevations	YH 17 PL-03	3 February 2017	Floor plan	YH 17 PL-02	3 February 2017
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3.	RSUO 11	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.												
4.	RSUO 14	The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Yeoman Hall, Sleights and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.												
5.	RSUO 00	The number of letting bedrooms at Yeoman Hall hereby approved shall not exceed one. Any variation to this this will need to be formally sought and applied for in writing from the Local Planning Authority												

M. Samms
15 March 2017

Application Number: NYM/2016/0852/CU

Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSN RSUO 11	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4.	RSN RSUO 09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5.	RSN RSUO 05	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

A. Sams
15 March 2017

Application Number: NYM/2016/0852/CU

Background

This application is for change of use from relaxation spa to 1 no. holiday letting cottage (no external alterations) at Yeoman Hall, Woodlands, Sleights.

Yeoman Hall is situated within the grounds of the former Woodlands Nursing Home which is accessed via a long drive from the main A169 Pickering to Sleights road near Sleights Weir.

Yeoman Hall now has an unrestricted use and is divorced from Woodlands House and is and has been for some time under private ownership. Yeoman Hall comprises the main house, a substantial mock Georgian property and a large four bay garage block with a first floor. The house is set in considerable grounds with ample parking and amenity/garden space surrounding the property.

In July 2010 a temporary two year consent was granted for change of use of one half of the existing four bay garage block to form a home based business relaxation spa and massage unit facility including waiting and changing facilities, masseurs table, floatation tank and relaxation area.

To the north of the building a new glazed hexagonal link structure provides an indoor seating area. Two garages have been retained for the applicants own domestic storage. Some, but not all of the changes were implemented to allow the business to operate. The applicant has not used the site to its full potential and has not employed any further members of staff meaning this has very much been a lone venture.

Planning permission is now sought to lose the relaxation spa and establish a one bedroom holiday cottage business within the same parts of the former garage building. The applicant intends to manage the business from Yeoman Hall and will allow more time to be spent raising the family.

No external work is needed to adapt the building. Internally the first floor rooms will stay as they are in physical format with the relaxation room becoming a living room, the treatment room would become a bedroom and the kitchen will stay as a kitchen. At ground floor, the existing w.c. will be made larger to accommodate a full bathroom as per the original plans. Other work approved under the 2010 consent was never implemented and so the remaining space continues to be used as garage space/storage.

The site has ample parking for the main house, including visitor parking and for the proposed use.

Main Issues

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

*H. Samms
15 March 2017*

Despite a significant number of comments received, Members were minded to approve the 2010 planning application on the basis that the scale of activity was unlikely to have an unacceptable impact on the quality of life of local residents or the experience of visitors using the public bridleway or footpaths in the Woodlands area.

The temporary consent originally permitted has allowed the applicant to trial a business at the application site since 2010 and has enabled the Authority and local residents to assess the impact of the development on the adjacent occupiers.

The concern over traffic movements has been verified as low level and in terms of the proposal to change the use from a spa to a one bed holiday cottage there would be little difference to existing traffic movements in the locality. It would potentially be less with the proposed use.

The garage building which with the proposed use is planned is well established and has successfully operated as a single planning unit succinctly with the necessary access, parking, turning and manoeuvring. No other problems have been brought to the Authority's attention since the business has been in operation.

It is considered that the development will in fact be less harmful to the amenities of adjoining occupiers of Woodlands House (flats) by reason of noise, disturbance, smell or other adverse impact. The Highway Authority raises no objection to the proposal on highway grounds.

The key to the acceptability of this latest venture, to use a part of the garage for a one bed holiday cottage will result in a lesser scale of activity and the daily visitors would potentially become weekly visitors as the operational work of the spa ceases.

The building is already used as a low key business venture alongside the enjoyment of the dwellinghouse and potentially has the ability to operate at a greater capacity but the applicant chose not to do so. The applicant has come to the Authority seeking to permission to implement a new use to a part of the garage as a one bed holiday cottage, under the 28 day rule. The proposal effectively gives the Authority the opportunity to re-issue a new consent with up to date controls over the use of the building to provide a low key, controlled and restricted use, which the applicant is satisfied with. This type of use in this location is unlikely to result in an increase in activity to the detriment of the special qualities of this area of the National Park.

The proposal is slightly at odds with the core planning principles by virtue of the fact the building was originally built as a four bay domestic garage and in fairly quick succession became a relaxation spa and now proposes to cease that use for a holiday cottage. The building exhibits a consistent design and a good standard of amenity space for the existing house and occupants of the proposed holiday cottage to be able to function alongside each other.

The requirements of the conditions suggested will ensure the cottage does not become a permanent dwelling but is retained as an economic use which is considered to be more supportive of the local rural economy and helps to promote the second purpose of National Parks which is to ensure public enjoyment of its special qualities.

With all matters considered, the proposal is deemed to be in accordance with Development Policy 14 of the NYM Core Strategy and Development Management Policy Documents and the application is recommended for approval.

H. Saunjs
15 March 2017

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

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

H. Sawney
15 March 2017,