

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2017/0127/CU

Proposal: change of use of 4 no. first floor offices to provide short term visitor accommodation facilities (no external alterations)

**Location: Forestry Commission The Courtyard
Low Dalby Road**

Decision Date: 16 May 2017

Consultations

Parish – No objections

Highways – No objections

Natural England – No objections

Environmental Health Officer -

Site Notice Expiry Date – 27 April 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSUO00	The accommodation hereby approved shall not be used for residential purposes other than short term ancillary accommodation to the workshop spaces below and shall not be occupied by the same person or group of persons for period not exceeding a total of 56 days in any one calendar year.

Signature:



Date:

16/5/17

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	RSU000	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for ancillary living accommodation has been permitted to ensure that an artist's facility can operate in line with NYM Development Policy 14.

Background

Dalby Forest Courtyard comprises a group of buildings owned by the Forestry Commission, located within the village of Low Dalby, and close to the main Dalby Forest Visitor Centre. The buildings within the courtyard comprise a community hall, workshops, offices, and cafe and bike hire/sales/repairs facilities.

This application relates to the first floor office buildings above the workshop units on the south building.

Planning permission is sought to change four of the five first floor office units to ancillary short term accommodation linked to the workshop spaces on the ground floor below. The only physical alterations proposed would be to change a toilet unit upstairs into a shower unit.

In support of the application it is stated that:

In 2017 the Forestry Commission will be piloting a new approach to Arts in Dalby Forest. A grant from the Arts Council is helping with the Charity "Crescent Arts" who use high quality artists to develop the skills of local artists and form partnerships. These artists will stay in temporary accommodation at first floor above the workshops which will be used to host activities to train and educate local artists as well as visitors, to exhibit art and to work and develop a programme of arts activities in Dalby – for a number of weeks at any one time.

It is also stated that

The internal layout will remain exactly as it is, just instead of office furniture it will be filled with living room furniture. It is low key, short term residential space.

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Room 1 will have a table and chairs with electric cooking facilities; room 2, 3 and 4 will each have a sofa bed, book case, coffee tables, lights and a chair in it.

Students and artists will be able to book the rooms if they are working in the workshop units to produce art or organise events and they stay for a specific amount of time. For example in the summer months we'd like to offer Yorkshire Coast College Arts students the opportunity to work in the workshop units (1 artist on his/her own or more students as a group) for between 1 and 4 weeks at a time. They then have the opportunity to stay over upstairs so that they can explore the forest early morning or late at night.

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; and where it will make use of existing buildings.

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways.

This proposal does not seek any external alterations or the construction of new buildings; it proposes to use an existing facility to improve and provide a space to provide education and training in the arts in a way that makes use of its particular locality.

It could also be considered to provide an alternative tourist facility, providing accommodation for touring artists who wish to work in the area.

In view of the above it is considered that the proposal would be in accordance with CPH and DP14 of the Local Development Plan and approval is recommended.

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

Approval (No Amendments Required)

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

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