

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2017/0167/FL

Proposal: variation of condition 5 of planning approval NYM/2004/0414/FL to allow the accommodation to be used as a holiday let

Location: Keasbeck Hill Farm
Harwood Dale

Decision Date: 19 May 2017

Consultations

Parish - *No objections*

Highways – Providing that it is conditioned to remain ancillary to the main site, no objections.

Site Notice Expiry Date – 1 May 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	RSUO001	The accommodation hereby approved shall remain ancillary to the use of the main property known as Keasbeck Hill Farm and shall remain as part of the curtilage of this business as a single planning unit, used only by members of the family of the occupier of the main dwelling or for 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.
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Reason for Condition(s)

1.	RSUO09	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.
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Signature:

A. Mann

Date:

19/5/17

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Background

Keasbeck Farm is a substantial stone and pantile property situated off the main Harwood Dale road. A bridleway runs through the site to the east and Broadlands Beck to the west.

The site comprises an established but diversified working farm, which comprises a hotel, living accommodation and café as well as walks around the farm, which is accessible for wheelchair users.

Planning permission was granted in 2004 for the erection to the western gable of the main building of a two storey extension to be constructed on the footprint of a previous artificial stone store. This extension was restricted and has been used as an annex occupied by members of the owner's family, but is now no longer needed for that purpose.

This application seeks permission to vary that restriction in order to enable the accommodation to be let out as a holiday unit.

Main Issues

Development Policy 14 of the NYM Local Development Framework 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.

The current application would enable the applicant to utilise the building in a manner which would remain ancillary to the function of the main business as it does at present. The property benefits from ample parking and ample amenity space serves the hotel. The proposed variation will not have any additional impact on the amenity of any neighbouring property through vehicular movements. The activity surrounding the building would be little different to the building being used for annexe purposes.

The proposed change of use of this residential annexe to a enable it to be let out as holiday accommodation is considered to be acceptable in this instance, having no detrimental impact on the character of the area or the amenity of any neighbouring residents and is in accordance with the provisions of Development Policy 14 of the NYM Local Development Framework. Consequently approval is recommended.

Signature:

A. Mann

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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.

Signature:

A. Khan

Date:

19/5/17