

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	App No. NYM/2017/0859/FL
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Proposal: construction of building to accommodate 9 no. self-contained letting bedrooms following demolition of existing store together with relocation of quoits pitch

Location: Hare and Hounds Inn, Back Lane, High Hawsker

Applicant: Mr Paul Goodenough, Northfield Cottage, Suffield, Scarborough, YO13 0BJ

Agent: BHD Partnership, fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Date for Decision: 09 February 2018

Grid Ref: NZ 492722 507530

Director of Planning's Recommendation

Approval subject to the following conditions:

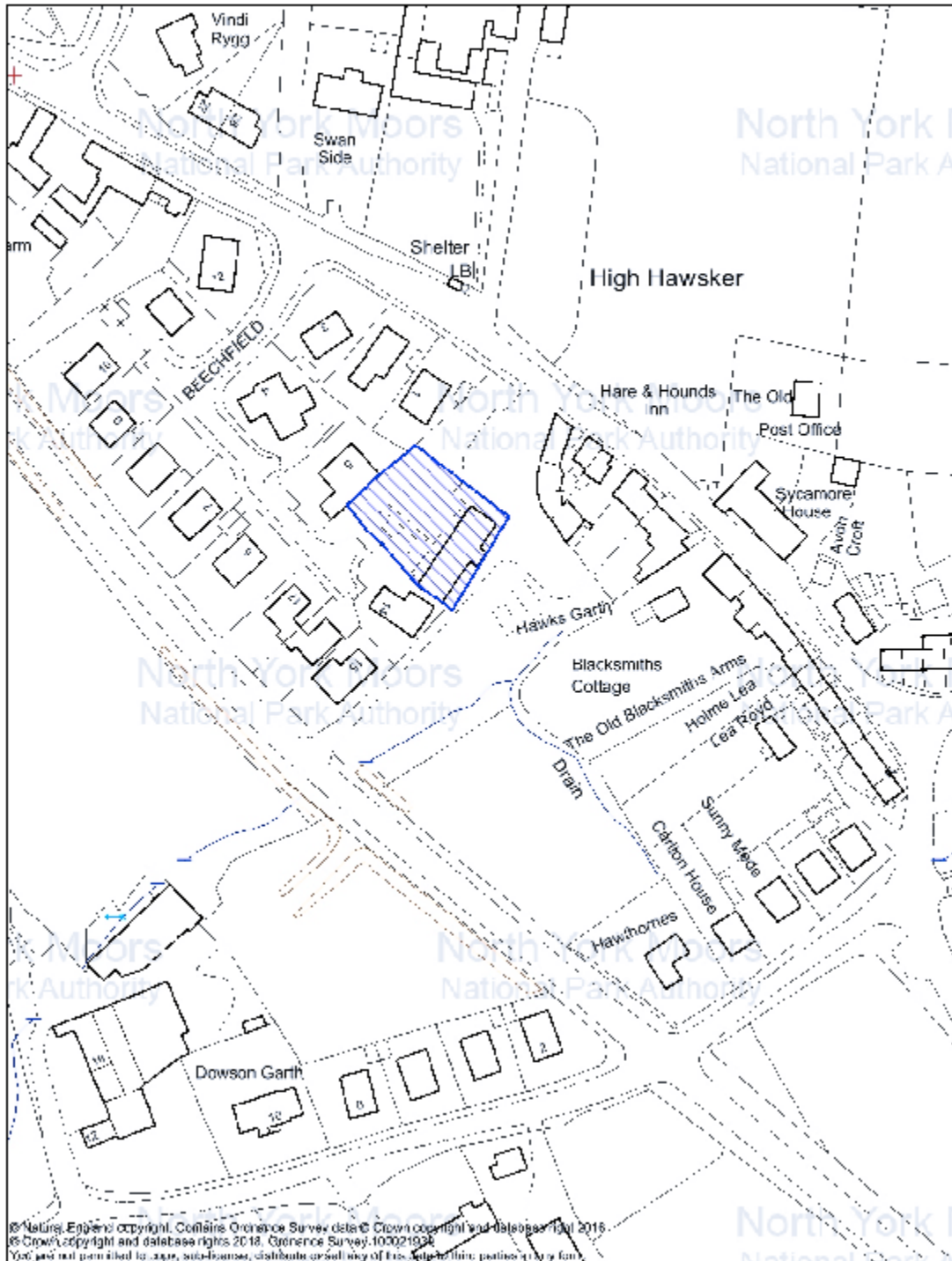
1.	TIME01	Standard Three Year Commencement Date
2.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations – Document No.s Specified
3.	RSU00	The letting rooms hereby approved shall not be used for residential purposes other than holiday letting purposes and shall remain ancillary to the business known as The Hare and Hounds Inn and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority. 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.	GACS07	External Lighting – Submit Details
5.	MATS06	Stone panel
6.	MATS07	Brick to be Approved
7.	MATS15	Natural Clay Pantiles to be Used
8.	MATS17	Natural Slate
9.	MATS19	Roof Colouring (dark grey)
10.	MATS26	Timber Cladding (store/plant building)(vertical timber boarding)
11.	MATS28	Timber Cladding Samples
12.	MATS00	No work shall commence on the installation of any new or replacement window frames, doors frames and doors in the development hereby approved until details of the paint/finish and profile details have been submitted to and approved in writing by the Local Planning Authority. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13.	MATS47	Window Frames in Reveals – Specify Set Back (500mm)
14.	MATS72	Black Coloured Rainwater Goods
15.	DRGE01	Surface Water and Foul Drainage Details
16.	HWAY09	Closing of Existing Access (A171)
17.	HWAY15	Parking Spaces to Remain Available for Vehicle Parking (D11168-11A) (Non-residential)
18.	LNDS09	Details of Boundary Treatment to be Submitted
19.	LN DS11	Details of Access Surfacing to be Submitted
20.	MISC12	CO ₂ Details to be Implemented



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2017/0859/FL

Scale: 1:1250



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Application No: NYM/2017/0859/FL

Consultations

Parish – Object for several reasons. The access from the main road is dangerous. There is not adequate provision made for parking, the cars from the pub already park on the road which causes problems. It is overdevelopment and the proposed building is too close to the other properties and this will cause issues with privacy. There are also concerns that the issue regarding drainage has not been addressed.

Highways – The Highways Officer has met the Planning Agent on site to discuss parking issues and it is anticipated that formal comment will be available prior to the Committee Meeting.

North Yorkshire Fire and Rescue – Following observations – Any existing or alteration to existing access road or hard standing should meet the requirements of Approved Document B, Volume 2 – Buildings other than dwelling houses, section 16 (B5) vehicle access. Meeting the requirements of a minimum of 3.7 m between kerbs, minimum clearance height of 3.7m and a minimum carrying capacity of 12.5 tonnes. Further details of these requirements can be found in table 20 of the above publication section.

EHO – No objections

Whitby DAG –

Water –

Site Notice Expiry Date – 17 January 2017

Others – The following people have objected to the proposal: -

R. Baker, 4 Beechfield, High Hawsker
John and Norma Thistle, 2 Beechfield, High Hawsker, Whitby
M Chadwick, 14 Beechfield, High Hawsker, Whitby
T. May, 12 Beechfield, High Hawsker, Whitby
C. Pinnock, 5 Beechfield, High Hawsker, Whitby
Mrs R Stubbs, owner of Blacksmiths Cottage and Anvil Cottage, Main Street, High Hawsker
Joanne Shaw, Hawsgarth House, High Hawsker, Whitby
Mr D P Savage, 16 Beechfield, High Hawsker, Whitby
Caroline Spencer, 1 Beechfield, High Hawsker

For all or some of the following reasons:-

- By virtue of scale and massing, out of character and overdevelopment of the land.
- Previous applications of similar size have been refused in the past both due to the size and scale and because of Highway safety issues. Visibility onto the main street isn't good.
- No provision for off-street parking. The car park is already regularly full and cars park on surrounding roads which causes congestion problems and a danger. The Hare and Hounds has built up a very good reputation and when it is very busy it causes problems on the main road for buses, emergency vehicles etc., due to overflow parking.
- No details of disposal of surface water – the site already has flooding issues and concerned that this application will result in surface water flooding at our properties. Surface water needs to be drained properly. The owner has been asked continually to address these issues but nothing has been done. The increase in hard surfacing will make the situation worse.

Application No: NYM/2017/0859/FL

Others continued

- Need to look at the capacity of the foul drain. The current system has blocked and flooded on a couple of occasions.
- Already suffer from anti-social behaviour from people visiting the pub and using the outside seating areas, and this B&B type usage with outside seating, is likely to increase this to the detriment of those living nearby.
- Major commercial development in centre of a quiet residential area is out of character with the rural character. It could be described as a small "Travel Lodge".
- How will neighbouring properties be screened. They currently have privacy from customers using the pub, provided by the hall. If no boundary people may cut through into Beechfield, creating a rat-run.
- The quoits pitch is being located nearer residential properties and this may result in increased noise levels. Its current location is an ideal area of the pub grounds, but where it is to be located is too close to parking area.
- There area of the development currently has picnic benches which are used by families, dog owners, smokers or when the pub is overflowing and there doesn't appear to be anywhere to cater for these customers.
- Loss of view.
- Agree that the area does require redevelopment as the current building is semi-derelict and an eyesore; however, the redevelopment needs to be to scale and in keeping with its surroundings.
- No reference to the footpath thought the site, this must not be obstructed.
- New parking spaces proposed are already in use, even if not marked out.
- This development is more likely to deter holiday makers who choose to stay in the area because of its remote and rural nature.
- There will be a large increase in traffic because there are no shops of food retailers in the immediate area other than the pub.
- Closing off the access onto the A171 would leave only access onto Back Lane which has poor site lines.
- This is an important open area in the village and it's over development will have an adverse impact on the village.
- This would destroy a good local public house by changing it into a small hotel.

Background

The Hare and Hounds Inn is an operating public house within the village of Hawsker. The village is positioned immediately adjacent the A171 Scarborough to Whitby Road, approximately 2.5 miles out of Whitby. The pub backs onto the A171 and has a historical access directly onto the A171 as well as its primary access onto the village main street, known as Back Lane.

The main Public House itself comprises a cream rendered and pantile roofed range of buildings on the north eastern side of the site. Within the site there is a large store building that has been used as a facility for the pub (i.e. games room/hall) in the past. This building has a footprint of approximately 146m² and is in a poor state of repair. It is cream rendered with a grey profile sheet roof and detracts from the character of the site and the area.

The site currently has an area of hard surfacing for car parking, but car parking spaces are not marked out.

Application No: NYM/2017/0859/FL

Background continued

This planning application seeks permission for the demolition of the outbuilding and the replacement with a primarily single storey L shaped building with a 1½ storey element adjacent to the main PH building. This new building would provide nine letting bedrooms to provide ancillary accommodation for the pub close to the main Scarborough – Whitby road (A171). The accommodation would be in the form of three family rooms and five double rooms on ground floor and a family suite at first floor.

The two-storey element of the building would measure 6.4m wide x 8.8m long with a height to the eaves of 3.7m and to the ridge of 6.3m. The single range would measure a total of 16.7m long x 6.4m wide which would be linked to a further building by the plant room. This second single storey building would measure 6.4m wide x 11.4m long. The maximum height of the single storey buildings would be 2.7m to the eaves and 5.5m to the ridge.

The building would be constructed of a mix of local materials comprising stone, brick, timber cladding and slate, tile and profile sheet roof.

In terms of outside space, each letting room would have a small outside terrace area, providing a small amount of sitting out space. This would be in an area where there are currently picnic benches serving the pub. There is a quoits pitch within the pub garden, currently adjacent the boundary with 14 Beechfield. This would be relocated further forward in the site and would be adjacent the boundary of no. 5 Beechfield.

The application site has a history of housing proposals which have either been withdrawn or refused. In 2007 planning permission was sought for six new dwellings arranged in a terrace design to the rear of the site, this was refused on the basis that the scale, massing, detailed design and low levels of residential amenity would not be in keeping with the rural character of the area and also because it was considered that six dwellings, independent from the pub, would be likely to create levels of traffic which could not be catered for by the existing layout and widths of the roads leading to the site.

In support of the application it is stated that:-

The applicants have supported and improved this village pub to ensure its survival over a time period that has seen the demise of numerous other similar village facilities. The proposal is you build on previous investment and shows a huge commitment to further secure the business into the future. The new rooms are designed to be more spacious than most, will provide an alternative and additional source of income, helping to carry hew business through the quieter times of year. The applicant has also stated that local residents have never complained to the landlord or applicant about parking problems in the area.

Main Issues**Policy Context**

Core Policy A of the NYM Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Core Policy H of the NYM 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, including allowing new employment development in Whitby Business Park, service villages and local service villages.

Application No: NYM/2017/0859/FL

Main Issues continued

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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. New built development is only permitted where the facility cannot be satisfactorily accommodated in an existing building.

Development Policy 15 acknowledges that the tourism sector has an important role in the local economy and therefore the Authority seeks to retain existing facilities unless it can be robustly demonstrated that the business is no longer economically viable.

Core Policy D of the NYM Local Development Plan seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO² emissions.

Material Considerations**Design, Materials and Impact on Character of the Area**

The proposed building has been designed to be primarily single storey in order to be in keeping with the surrounding bungalow development to the north west and south west of the site. The 1 ½ storey element would be positioned closest to the two storey pub building. The materials used are a mix of those found in the local vernacular, being stone, brick, timber boarding, slate, pantile and profiled sheeting. This mix of materials in conjunction with the design will provide a development with a contemporary character but reflecting local vernacular.

The proposed development is also considered to represent an improvement to the character of the area. The removal of the existing poor quality hall building and the replacement with the better quality and designed building along with associated improvements to the outside space are considered to have an overall benefit to the locality.

It is therefore considered that the design and materials of the proposal would be in keeping with character of the area and would be in accordance with Core Policy A and Development Policy 3 of the Local Development Plan.

Application No: NYM/2017/0859/FL

Facilities

The development would serve an existing community facility and tourism business and would be likely to enhance its long term viability. It is considered to be of an appropriate scale to serve the existing pub, and there is sufficient space around the existing building to accommodate it. Hawsker itself is located immediately adjacent the main road to Whitby which is only 2 ½ miles away. It is also adjacent to the Cinder Track cycle path. The proposal therefore meets the criteria of CPA and DP14 of the Local Development Plan.

Impact on Neighbouring Properties

Occupiers of neighbouring properties are concerned that the proposal will have a detrimental impact on their amenities with regards to noise disturbance, parking congestions and surface water drainage issues.

At present the application site forms outdoor amenity space serving the pub, with a quoits pitch and picnic tables, as well as the parking area. The proposed development replaces an existing unsightly building, which could be used as ancillary facility for the pub, such as a games room. The proposed development is to provide letting bedrooms to serve the pub and it is not considered that the noise generated from here would be greater than the use of the land as a pub garden. It is likely that it would be less as it would be more likely to be contained within the building. The quoits pitch is already situated adjacent residential properties and it is not considered that its relocation would result in any greater disturbance than may already exist when it is being used. However, such activity is to be expected with housing located adjacent a public house. No objections have been received from Environmental Health.

In terms of parking, it is considered that the provision of a formally laid out car park would significantly improve the current situation, as generally more cars can be accommodated, where there are marked out spaces available.

Additional information has been requested regarding surface water drainage and it is anticipated this will be available prior to the Committee Meeting.

The proposal is considered to be in accordance with Core Policy A of the Local Development Plan.

Access and Parking

Amended plans have been submitted setting out an improved parking layout and the applicant's agent has had a site meeting with the Highway Authority. No formal comments have yet been received but the Highway Officer has informally indicated that if an additional nine spaces are created and the surfacing and general arrangement is improved, it is unlikely that there will be an objection. It is anticipated that formal comments will be received prior to the Meeting.

Recommendation

It is considered that the proposed development would provide an additional form of tourist accommodation in this coastal tourist location, and will also provide an additional income source to secure the financial viability of the business, which is both a community facility as well as a tourist facility. Furthermore, the facility itself is to serve and support an existing and locally important tourist facility, without resulting in an unacceptable activity levels.

Application No: NYM/2017/0859/FL

Main Issues continued

With the decline of many public houses in current times, it is considered that ensuring the long term viability of such a business is extremely important.

Having given consideration to all the issues above, it is considered that approval should be recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy B4 and C6 which seeks to improve the quality and variety of tourism accommodation and ensuring the retention of village facilities such as pubs together with helping to meet the Authority's aspiration for another 1.6m visitors.

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 recommended changes to the proposal including improved parking layout, and alterations to proposed materials, so as to deliver sustainable development.