

BELL SNOXELL ASSOCIATES LTD

Chartered Surveyor, Architectural & Planning Consultants
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

12th October 2012

Our Ref:- BGS/PG/S.8115

ECONOMIC USE, DESIGN & ACCESS STATEMENT

PROPERTY Stainsacre Hall, Stainsacre, Whitby, YO22 4NT

APPLICATION Proposed Change of Use of Former Outdoor Education Centre
to use as a Private Dwellinghouse

APPLICANTS Mr J & Mrs C Collinson



1.0 PREFACE

- 1.1 This Statement/Report is attached to an application for planning permission submitted to the North York Moors National Park Authority.
- 1.2 The purpose of the Report/Statement is to provide details as to the suitability of the proposal in terms of the Economic Use Test issued by the North York Moors National Park Authority as a Planning Advice Note dated May 2011.
- 1.3 In addition the Statement is to address relevant matters required to be attached to all planning applications.

Barrie G Snoxell BA, FRICS, IHBC (Director)
Jane M Snoxell (Director)
Stuart J Emerson BSc., MRICS (Consultant)

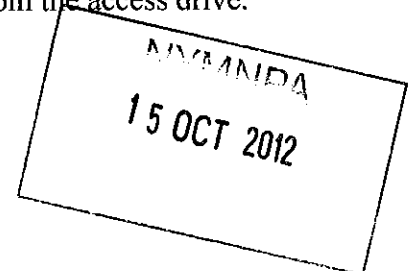


2.0 GENERAL DESCRIPTION OF PROPERTY

- 2.1 The property is a detached building with approximately 13 acres of associated land. The site was originally developed some time around 1780 and the original dwelling was demolished in the late 19th Century and replaced with the current building. The current structure has been extended to the side in recent years.
- 2.2 The building is approximately 130 years old and was originally used as a dwelling until 1961. The property was purchased by Cleveland County Council in 1961 and was converted to use as an outdoor education centre.
- 2.3 The dwelling is substantial and its design features include substantial bay projections and high gables. The building was extended by way of single storey structures in the 1960's & 70's, these extensions including sanitary facilities and classrooms. The stable block at the rear of the main structure was converted to use as managers' accommodation but is currently occupied by the Applicants.
- 2.4 Internally the majority of the original features were removed by the Local Authority and numerous rooms were divided into smaller sections using partitions.
- 2.5 At its height the outdoor education centre provided 54 bed spaces with shower and sanitary accommodation, full catering facilities, disabled changing and shower facilities and training facilities together with dining and sitting rooms. Within the grounds there is an historic use for camping purposes and a detached shower block with separate facilities.

3.0 LOCATION OF PROPERTY

- 3.1 The property is located in a semi-rural area on the outskirts of the village of Stainsacre. Stainsacre lies approximately 2 miles to the south west of Whitby and access to the property is made via a long and partially tree lined driveway leading from the village. The house is centrally located within the 13 acre grounds with the principal elevation facing west away from the access drive.



4.0 GENERAL DETAILS OF ACCOMMODATION**4.1 Basement**

The basement has a restricted height (1.75m) and has been used for storage purposes and boiler room.

4.2 Ground Floor

This level of the structure, including the extended sections, includes dining rooms, sitting room, offices, kitchen and store room. There are also significant areas devoted to sanitary facilities and classrooms in the extensions.

To the rear of the house the ground floor area extends through to the managers' accommodation which comprises a bedroom, hallway, bathroom and open plan kitchen/living room. There is also a first floor level to the managers' accommodation with further bedroom facilities.

4.3 First Floor

The main first floor level in the house contains bedrooms and w.c. facilities.

4.4 Second Floor

A single staircase gives access to the upper level which is within the roof void of the main part of the house. There are numerous small rooms that have been used as bedrooms and storage areas.

4.5 Floorspaces

The gross floorspace of the principal house
(measured internally) is:- 883.09m²
The managers' accommodation at ground
and first floor levels (measured internally) has a floorspace of:- 118.55m²

4.6 Services

The property is connected to mains water and electricity.
A private arrangement exists in respect of sewage disposal.

5.0 STATUTORY MATTERS & PLANNING HISTORY

- 5.1 The relevant approved planning applications to the North Riding of Yorkshire County Council and the North York Moors National Park Authority commenced in 1961 with an outline application for the conversion of the building to an education centre and are as follows:-



- (i) 6/4/1424B - Change of use of dwellinghouse to use as Residential Youth Centre.
 - (ii) 6/4/1424C – 14th September 1961 for the adaptation of the dwelling to use as a Residential Youth Centre including details of works.
 - (iii) 6/4/1424D – 14th February 1963 for the erection of extensions to the Residential Youth Centre.
 - (iv) NYM2005/0396/FL – For construction of a disabled persons ramp access.
 - (v) NYM2007/0704/FL – For replacement of the original single glazed timber windows with double glazed timber windows.
 - (vi) NYM2008/0024/FL – For the erection ropes and abseiling equipment.
- 5.2 The main part of the building is currently vacant. The current approved use falls within Use Class C2 'Residential Institutions'. The managers' accommodation within the former stable block to the rear of the house appears to be tied to the running of the commercial entity under the C2 Use Class.
- 5.3 Subsequent to the closure of the premises by Middlesbrough Council in 2010 the property was placed on the market by them and purchased by the Lilley Family. These purchasers enclosed an area of land for their own use at the northern side of the property and then advertised the remainder of the property for sale. The property was subsequently purchased by the current Applicants Mr & Mrs Collinson in 2012.

6.0 ECONOMIC USE TEST

- 6.1 The National Park Authority have indicated that they consider it to be important to retain local businesses wherever possible. This policy arises out of various studies and national policies, eg. PPS4 and the UK Government Vision and Circular 2010, both of which give support for the use of buildings and re-use of structures for economic development purposes.
- 6.2 Under Development Policy 15 of the North York Moors Core Strategy policies, there is specific reference to the loss of tourism and recreation facilities and if a proposal is made for the use to change it has to be demonstrated to the Authority that the business that is ceasing is no longer viable and there has to be a robust demonstration of a general attempt to revive the business and of the advertising for a buyer interested in carrying on the approved use.



- 6.3 Over the past 20 years the business has been the subject of a number of problems, not least a lack of leadership and co-ordination that would be required to maintain a structure of this size and to ensure that the business within it functioned efficiently. On the desegregation of Cleveland County Council in 1996 the management of the house was passed to the Youth Service Sitting Within Life-Long Learning. At this time bookings and activities for the house were significantly reduced as the equipment and resources had been removed and re-allocated. By 1998, as a result of the downturn in respect of occupancy and activities, staff were offered and accepted redundancy.
- 6.4 A lease for the house was advertised to the outdoor industry nationally and in early 1999 an agreement was finalised with City Estates. A manager, permanently employed by Middlesbrough Borough Council, was appointed to work with them. City Estates went into liquidation in late 1999 and the lease was relinquished. The manager remained in post. Control then returned to the Council. Over the next 5 years Middlesbrough Borough Council ran the premises and serviced the few remaining bookings.
- 6.5 By 2005 a budget had been allocated to the business but each year showed an over-spend and activity was limited. In January 2008, following an audit, a line manager was appointed on an 'extra duties' basis providing support to management and staff at the Centre. Action plans were put into place with the objective of maximising income and reducing expenditure. At this time all adventure activities were contracted out to licence providers and costs were passed on to resident groups for no profit thereby expanding turnover by some £40,000 pa. but not contributing to profit.
- 6.6 A Report produced in 2006 had costed urgent works at a figure in excess of £297,000. A further Report was produced in November 2009 by Mr A J Monaghan, line manager at the house, and this detailed document, part of which is attached, set out various possibilities for the house and examined the way in which either it could continue as a Centre or be closed. This Report was presented to Middlesbrough Council on 30th September 2010 (copy of executive Report enclosed). The purpose of the Report was to seek approval for the closure of the education centre and in its conclusions, showed annual losses estimated at £100,000 pa.
- 6.7 The conclusion of both the line manager and the Council was that closure was inevitable. The numbers of persons using the premises had fallen and losses were increasing year by year.



- 6.8 As a result of the decision to close the premises it was decided that the property would be placed on the market and in March 2011 the premises were advertised by Messrs Strutt & Parker as '*a substantial former outdoor education centre with development potential*' (copy details enclosed). Messrs Strutt & Parker are a national company dealing with both commercial and residential properties. In addition to the Agents' details a copy of a letter from Mr Christopher Fordy of Messrs Strutt & Parker dated 28th August 2012 is also attached and this details the marketing including advertising on four websites, in newspapers etc. The Agents note that no commercial or existing use enquiries were received by them.
- 6.9 The premises were eventually purchased by the Lilley Family who subsequently placed the property on the market at the beginning of 2012 having excluded a small area of land for their own retention. The premises were placed on the market by the Lilley Family through Messrs Tees Surveyors in January 2012 and a copy of the advertisement on Rightmove is attached, this specifically stating that the property is a '*10 bedroom leisure facility*.' It was included on the Rightmove commercial property for sale section and was eventually purchased by Mr & Mrs Collinson, the current owners.

7.0 CONCLUSION

- 7.1 The proposed change of use would not involve any substantial material alterations to either the structure or the vehicular access to the premises. The existing access arrangements from the village of Stainsacre via the private driveway will remain unaltered.
- 7.2 The aim of the Collinson Family is to repair the existing structure as far as is practically possible. Much of the original late Victorian detailing has been removed or damaged over the past 110 years, particularly since the premises were taken over by Cleveland and Middlesbrough Councils. Internal arrangements would be restored to their original form and the premises would be occupied by Mr & Mrs Collinson, both of whom were born either in Stainsacre or within a few miles of it and both were born within the North York Moors National Park. Mr Collinson runs his own company, known as J C Fabrications Ltd. The company's premises are located in Fairfield Way and are also within the National Park boundary. Details of Mr & Mrs Collinson's family are included with these submissions.



- 7.3 The decision to close the premises and declare them redundant and unviable was only made by Middlesbrough Council after an in-depth study by an experienced Officer. It is considered that there is no doubt that the premises are no longer viable and bearing in mind the level of alternative provision of facilities within the locality it is unlikely that the business would re-open in the future.
- 7.4 It is considered that the advertising, promotion and studies that have been undertaken satisfy the requirements of the relevant Planning Advice Note and the Authority are therefore requested to approve the change of use as this would enable the house to be restored to its original purpose, style and quality.

~~Barrie G~~ Snoxell BA, FRICS, IHBC
Bell-Snoxell Associates Limited
October 2012

