

ASSESSMENT OF NEED

PROJECT: PROPOSED MANAGERS DWELLING AT-
BEACON FARM,
BEACON WAY,
SNEATON,
WHITBY,
YO22 5HS

APPLICANT: MR SHARDLOW

DATE: 26th September 2012

OUR REF: 8004



NYM / 2012 / 0681 / FL



1.0 Assessment

1.1 Physical

1.1.1 The dwelling is proposed as per the supplied plan. These have been produced by Bell Snoxell Building Consultants Limited with the overall property design tailored to suit the site. The house is to be detached on two storeys and constructed to current day standards but utilising traditional materials on the external envelope. This includes course sandstone walls with feature lintels and sills together with pantile roof covering.

1.1.2 The dwelling is to be sited within a cluster of converted farm buildings together with the principle farmhouse.

1.1.3 The design of the property is in keeping with the main farmhouse but is subservient in scale. The design is sensitive to the character and local design features in accordance with the North York Moors National Park Planning Guidance. The house is in proportion with the requirements having reasonable sized rooms required for a managers dwelling. Sufficient space has been allowed for the house to easily accommodate an average family therefore limiting the need for any future extensions or additions.

1.1.4 The accommodation comprises:

Ground Floor- Central entrance hall with staircase leading to first floor landing. Off the hallway is access to a lounge and kitchen/dining room. There is also a utility with WC at the rear. Due to the sites sheltered location a reading area with patio doors has been provided at the back of the lounge to take advantage of the afternoon sun.

First Floor- Central circulation landing leading to principle bathroom, three bedrooms and an office. The master bedroom has a small dressing area and ensuite bathroom.

Externally- Driveway to the front of the property together with lawned section. At the rear there are perimeter paths and established hedgerows. The main garden section lies to the south which is in an existing section of rough ground.

1.2 Social

1.2.1 The dwelling is sympathetic to its surroundings and is far enough away from neighbouring houses so that it will not adversely affect any local residents. Due to the sloping nature of the site as a whole the property will sit at a lower level from that of the principle dwelling built at the roadside along the village of Sneaton. The proposed use will not create any additional noise or disturbance or any additional traffic flow. To the immediate west of the site there are significant concrete and steel portal agricultural buildings forming part of Monks Farm. The proposed managers dwelling has no adverse effects on the use of these buildings. The parking facilities currently in position to support the business use will remain the same as at the present time. The proposed driveway area is currently utilised by the manager for parking.

1.2.2 The proposed dwelling will enable the manager to continue to live in the centre of the village therefore meeting the required sustainability issues.

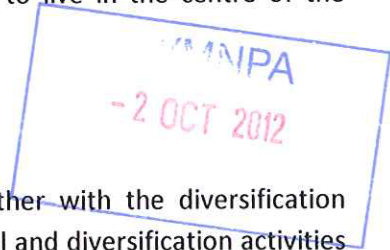
1.3 Economic

1.3.1 The dwelling will support the existing agricultural use together with the diversification business on a well-established agricultural unit. The agricultural and diversification activities have been established for well over 10 years and provide local employment opportunities throughout the year.

1.3.2 The provision of the dwelling will enable the manager (son of the farm owner, Christopher Shardlow 25) to continue running the business in the most effective way with continuous onsite supervision/management. Christopher has worked at Beacon Farm since leaving school.

1.3.3 The need for a dwelling has arisen as the manager, Christopher wishes to have a house of his own to start a family and still be on the farm to run the business. Due to the managers extensive involvement with the farm business the location of any house must be on the farm. An assessment has been carried out as to whether any of the traditional rural buildings on the site could be utilised for such a dwelling however all of these are currently utilised to support the business in various ways. This includes a large café/parlour with kitchens, an educational facility and indoor play area, a Santa's grotto plus a store room and serving room. As a result the functional need cannot be fulfilled by any other existing dwelling on the unit or any other existing accommodation in close proximity. It is well documented that house prices within the National Park are significantly elevated when compared to the national averages. In the North York Moors National Park Annual House Price Survey 2012 the average price of properties of all types sold in the National Park in 2011 was £267,690.00 compared to the national average of £160,384.00. Prices continued to rise in 2011 and despite the current poor economic climate prices have not reduced significantly, partially as a result of low interest rate and the cost of mortgages in proportion to disposable income. In addition to this the National Park continues to prove popular with second home owners together with many houses purchased to utilise as holiday cottages.

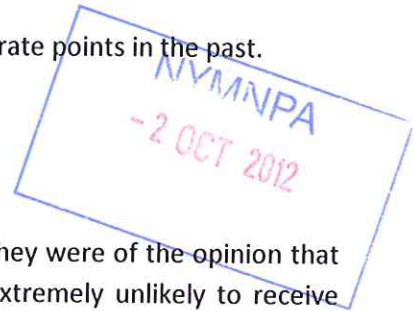
1.3.4 At the present time there are very few houses coming onto the market especially within Sneaton as it is a very small village. To buy a basic 1-2 bed property in the village prices easily exceed £175,000.00. Clearly this level of cost and the current lack of mortgage lending means that purchasing such properties is unviable. Suitably sized properties for sale in the village at the present time are Ellegaard, Beacon Way, a three bedroomed bungalow guide price £400,000 and there is another 3 bedroomed property on Beacon Way with an asking price of £320,000.



2.0 Pre-Application Planning Advice

2.1 Pre-application planning advices has been obtained at two separate points in the past.

- Reference: NYM-ENQ-06303 Date 17th August 2010
- Reference: NYM-2012-ENQ-8110 Date 19th March 2012



In the first response received the Planning Officer stated that they were of the opinion that an application for further agricultural workers dwelling was extremely unlikely to receive officer's support. It was also considered that there was not sufficient need to justify having a member of staff living permanently onsite as these activities were not considered essential farming or land management activities. The justification was that such an application was likely to be considered under Core Policy 'J' with the finer details covered by Development Policy 3. Core Policy J of the Local development Framework seeks to ensure the provision of a mixture of housing types intending to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. The Officer stated that this is to be achieved, amongst other things through restricting new housing development in the open countryside to that which is proven as essential for farming, forestry or other essential land management activities.

2.2 In this instance it is not felt that the proposed dwelling constitutes development in the open countryside as it lies well within a cluster of buildings. There are many instances in the village itself, particularly on the northern side of Sneaton where there are houses positioned behind the houses on the main street. Review of recent permissions has also highlighted that manager's accommodation to support a business is sufficient need. This refers to a Hotel Managers accommodation at the Mallyan Spout in Goathland reference NYM-2010-0851-FL. This dwelling was within a conservation area built at the rear of the building line visible from the surrounding landscape. The applicant is more than willing to accept a restriction of the dwelling to be utilised by the manager only and not to be occupied as an open market house or similar. In addition to this a condition that the unit could not be sold off separately will clearly be applicable. The reasons for the conditions in the Mallyan Spout managers dwelling (Item 4) states that although the resident development would be contrary to North York Moors Core Policy J the accommodation was permitted to meet the specific needs of the business operating from the site. It is felt that in this instance the managers dwelling will support the business activities on the site.

2.3 In the second planning response received it is noted that the Director of Planning was happy to consider proposals for some external changes to an existing shop building to enable this to be converted to a managers accommodation. A second alternative was put forward to rationalise the differing use in the site by re-locating the shop to the storage building adjacent the court yard. This building is a small unit that is currently utilised as a store and serving area. Both these options have been reviewed in full stated below are the main points why these options are not seen to be feasible.

- The existing shop unit with site office at the rear is utilised from very early morning to late evening. The office is situated at the rear of the village shop with a view over the camp site and play area to allow a degree of supervision and to determine people coming in and out of the site. Any relocation of the office to the serving room/store unit would mean that this supervision element is lost. In addition to this the office is utilised for holding all the company records, cashing up and many expensive elements of IT equipment. There will be a much higher threat of a security breach/break in if this was relocated to the serving room.
- The village store was taken over by the Shardlow family when the previous village store owner moved away from the area. The store provides basic grocery supplies and there is also a newspaper delivery service. As with many small village shops this as a standalone entity is not financially feasible and the way in which the shop itself is interlinked with the family home at the present time is critical to keeping this running. If the shop was to be re-located to the serving unit within the business complex then this would need to be permanently staffed making this economically unfeasible. As this is currently linked to the house customers are served by whichever member of the family is in the house therefore reducing/limiting staffing costs. It is felt that if the shop was to be re-located it would no longer be viable. This would be a detrimental loss to the village as many of the elderly residence rely upon the shop for basic supplies and to deliver papers.
- In order to convert the shop/office area significant external alterations would be required with possible single story extension and modifications to the roof line. Such proposals would have an adverse effect on the outlook/view for the occupants of Low Farm and Fairway House.
- The serving unit within the business complex is utilised on numerous occasions throughout the year with over 60% being utilised for storage of items that support the business use. There are numerous charity events held each year in order to raise funds for local causes such as the air ambulance and the village hall. The most recent event was a very well attended community celebration for the Queens Jubilee. It is felt that without such a unit these events would not be possible. The serving unit/store area is of a very limited size for a proposed managers dwelling. This would be at most a 1 bedroom unit with no scope for enabling a family to live comfortably in the future.

3.0 Planning Policy

- 3.1 Review of the North York Moors National Park Planning Policies highlights a strong emphasis on sustainability with the provision of affordable housing in rural areas. Although the agricultural side of the farm at the present time does not provide sufficient need for an agricultural works dwelling, the business element is deemed to do so. The proposed occupant is currently manager and the person who runs the business/farming elements alongside his father Mike Shardlow. Both these element together mean that it is critical that there is an onsite management presence at all times.

ik House, Baxtergate, Whitby YO21 1BW

NYM/NPA
-2 OCT 2012

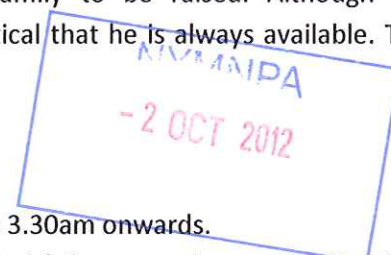
NYM / 2012 / 0 6 8 1 / F

3.2 Although the previous provisions in PP7 cannot be taken into account the basic principles are satisfied by the proposals. These are satisfied as follows.

- The dwelling will support existing agricultural and diversification activities on a well-established unit.
- There is clearly an established functional need.
- The need relates to a full time worker, in this case a manager.
- The agricultural and diversification activities have been established for well over 10 years.
- The design is deemed to satisfy the requirements set out in the local development frame work in terms of design. The location of the dwelling has been chosen to minimise its impact on the wider landscape and other residential dwellings within the local vicinity. The property will be very well screened in its location with no adverse visual effects.

3.3 It is deemed essential for the continued proper function of the enterprise for the manager to remain living on the farm premises whilst also giving the chance of his own private accommodation and sufficient space to enable a family to be raised. Although the applicant's mother and father live on the farm it is critical that he is always available. This need to be available relates to work activities such as:

- Receiving 3am milk/cream deliveries.
- The production of ice cream onsite from 3.30am onwards.
- The ability to deal quickly with mechanical failures as a large quantity of ice cream is stored onsite in freezers. An unattended failure of a freezer could lead to many tens of thousands of pounds worth of loss in only a few hours.
- Presence on site 24 hours a day to manage the campsite. This item relates to campers arriving at all time of the day and night. Many running issues relating to this item occur during the night or early morning. Onsite attendance is required until midnight on an evening to manage activities to ensure the site is fit for families. Curfew times are set and must be policed.
- To improve onsite security particularly during the twilight hours. There have been a number of instances within the last 12 months where the police have had to be called to the site. This is reinforced by the significantly elevated rural crime figures. Further onsite presence will help reduce the likely hood of theft.



3.4 Provision within the local development plan allows for housing sites on infill plots with a street frontage. Although this criteria is not be met the proposed property, it is by no means in the open countryside.

3.5 At the heart of the National Planning Policy Framework is the presumption in favour of sustainable development, which should be seen as the golden thread running both through plan making and decision taking. This means that for decision taking where a development plan has no specific policy appearing to relate to the Proposal, permission is granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefit when assessed against specific policies in a framework indicating development should be restricted. Although the framework clearly dictates that development should be restricted in the open countryside this is not felt to apply in this instance. There is also a strong emphasis on neighbourhood planning and planning positively to support local development in communities that is outside the strategic elements of the local plan. Although clearly no local development plans for the village are in position (neighbourhood development orders etc.) all the neighbours have been consulted to a degree about the proposals and no negative feedback has been received.

3.6 Item 3 supporting a prosperous rural economy, point 28, stipulates that Planning Policy should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. There is a particular emphasis on supporting sustainable rural tourism and leisure developments that benefit business, communities and visitors that respect the character of the countryside. In addition to this they must promote the retention development of local services and community facilities. It is felt that the proposals put forward mean that the community events that take place at Beacon Farm can continue together with the village shop.

4.0 Sustainable Technology

4.1 The farm at the present time has various renewable energy sources with a significant capital investment in a Biomass boiler installation. This is one of very few installations within the North York Moors National Park and utilises wood chips harvested from the 30 acres of woodland forming part of the farm. The manager oversees this activity carrying out much of the labour himself and recently planted over 1500 trees in conjunction with the North York Moors National Park. The proposed property would be provided with all its heat both for central heating and water through the Biomass system. The system also serves the existing farmhouse, the shop, the café and the supporting buildings.

4.2 There is a solar PV array on the traditional outbuildings which have been converted further reinforcing the applicant's commitment to sustainability.



5.0 Conclusion

- 5.1 The development proposed aims to achieve, in sustainable terms, supporting a local leisure and tourism business, a village shop and a venue utilised by the community throughout the year for fundraising events and celebrations.
- 5.2 The points put forward have demonstrated that there is a need for the managers dwelling and although this does not conform precisely to any specific agricultural need, it is brought about by the fact that the farm has had to diversify. Diversification has been actively encouraging especially into leisure and tourism activities within the Park as this forms a major part of local employment. Enabling the manager to live onsite will help ensure that the business will continue to run for many years and continue to support the local community and provide jobs.
- 5.3 Affordable rural housing is a significant problem in the region and this will assist the planning authority towards meeting their targets.
- 5.4 Over the past 10-20 years a number of families living within Sneaton has significantly reduced with only one or two houses occupied by families with younger children. The majority of properties are owned by middle to older age people rather than a balanced mix. This has in part led to an unsustainable community. The proposed dwelling on its own will not help resolve this balance but would mean that there is a residential unit created that will help support a local business and a future family.

