

2013 / 0753 / FL

NYMNPA

25 OCT 2013

Stoupe Brow Farm; Ravenscar: Timber Agricultural Store/Outbuilding

PLANNING APPLICATION – Oct 2013: Business Case and supporting Statement

1. Section 1: Existing Development

1. The existing development of Stoupe Brow Farm, Ravenscar is covered under the Permission to carry out development decision – No. NYM/2010/0551/FL – dated October 2010
2. Work was completed on the extension to the house as set out in the above approved planning decision. The development of the barn, covered by the above planning approval decision, commenced on the 14th October 2013. The start of this barn development was further discussed/clarified with the NYM planning department on the 1st Oct 2104. The development of the barn will fully meet the conditions set out in the above permission/approval decision

2. Section 2: Proposed Further Development

1. This application (construction of an timber agricultural out building) follows an updated review of the entire property and land at Stoupe Brow Farm in the light of the ongoing success of Pear Tree Cottage as a high end self-catering holiday rental business and the expected high level of demand for the use of the new barn conversion as a further high end holiday rental property. The review included how best to use the remaining existing storage barn and adjacent land for storage and related needs to fully support the development of the holiday letting business and the ongoing sympathetic planting and use of the farm's 15 acres. We have recently seen the maturity of the orchard we planted some 10-12 years ago creating a plentiful supply of fruit, which alongside other extensive tree planting we have undertaken, has created a range of shelter belts and further habitat havens that means we now have an increasing range of bird/animal/insects.
2. The above holiday letting success, planting and maintenance of land and tree/plant/veg/fruit and recently introduced beekeeping, has led to an increased need to create suitable weather-proof storage. The existing remaining storage barn cannot fully meet the new and growing needs – it is for this reason a further timber agricultural store is required.

3. Section 3: Specific usage and the requirement of the timber agricultural store

1. This falls into distinct areas of need/usage
 - i. Ongoing long term needs
 - ii. Short term temporary need
 - i. Ongoing long term needs: are as outlined in Section 2 above i.e., that the existing storage barn no longer has the capacity to provide sufficient

weather proof storage. The existing barn will be used to store: quad bike and related equipment; suitable area for storage and drying of logs (for the various wood burning stoves in the three properties) along with the log cutting equipment; wide range of holiday letting cleaning and maintenance/replacement items; gardening and building maintenance equipment. The construction of the timber agricultural store will enable suitable weather proof and secure storage for guests' bicycles and the 4 bicycles we provide for the guests; vegetable/fruit storage, collection and extraction equipment, and storage for all the beehive equipment and honey extraction supplies. It will provide a self-contained extraction area for both fruit and honey. Without this additional storage it will not be possible to continue to develop the farm and its associated businesses in the sustainable way envisaged and maximise the opportunity to introduce more visitors to North Yorkshire.

ii Short term temporary need: to enable summer time living accommodation for ourselves (the owners) between April – September during 2014; 2015 and 2016. During these periods it is proposed to let the main farm property as self-catered holiday accommodation. This will be the major contributor to raise sufficient funds to enable the completion of development of the holiday letting barn outlined in section 1. This approach was tested during June to September in 2013 and proved successful.

4. Business needs – raising finance to support the developments

- 1. The core finance to support the development of the barn (section 1) will come from the temporary self-catering holiday letting of the main house during April – September (as stated in section 3).
- 2. Forecasted income during each 6 month period of April to September, and proposed costings to the high end standard we are aiming for, means we have projected that temporary use of the timber agricultural store will be necessary as basic residential accommodation for a period of 3 years from April 2014. Should the development of the holiday letting barn progress faster – it may be feasible to only require temporary accommodation in 2014 and 2015.

5. Impact on Stoupe Brow Farm's land and wider environment

- 1. The location of the timber outbuilding was carefully considered, with two primary objectives in mind. First the visual impact on the farm and immediate area surrounding the farm and its land and secondly the relationship with the existing cluster of barns and ruins.
 - i. Visual impact on the farm, its land and the wider area. The timber building is located on an area of the farm that is linked and forms part of the cluster of barn structures. It occupies a piece of land that was previously used to store trailers/barrows/garden waste and stone. This area has been tidied to site the timber barn. It is also sited along the run of a 12ft tall Yew/mix tree hedge and

close to two mature sycamore trees. The dark colour of the timber structure ensures it is "lost" against the Yew hedge on one side and hidden by the hedge from the cinder track side. In the immediate area around the timber outbuilding we have and continue to expand a productive area of fruit and vegetables, again this structure compliments this area. During the winter 2013/14 further tree planting will take around the gable end of the timber outbuilding that faces the farm's large field – towards Ravenscar. This planting will create further screening of the structure and importantly continue the indigenous tree planting strategy the farm has adopted to create a further coppice to support all types of wildlife and local native plants/flowers. The view of the timber outbuilding from the public cinder track (disused railway line) is minimum and will have all but disappeared from view as the trees and bushes continue to grow and be planted. The front elevation of the timber outbuilding can only just be made out from the coastal paths immediately in from of the farm – this is due to the distance and the position against the Yew hedge and other mixed planting. Again this view will be further protected by the ongoing planting of indigenous trees (the owners – during the last 5 years have grown saplings from many seeds collected from around the immediate area). This approach to land management has led to the ongoing development of areas to support our local adder and owl populations – along with a much wider range of bird and animal visitors to the land.

- ii. Relationship with the existing cluster of barn structures/buildings: the siting of the timber structure is within the cluster of the existing barn structures and maintained "ruins". It ensures a natural fit and a ease of moving between the other storage barn and the productive (vegetables and fruit) areas
2. Wider benefits to the local economy and area: the opportunity to introduce and promote to our guests the local area and wider North Yorkshire Moors area has been one of the key drivers of the self-catering business. The need to ensure the farm and its land create a very positive first impression, we feel, is critical and we have achieved this by ensuring the farm and land fits "naturally" into the wider landscape and does not jar. Without exception all our guests sense a feeling of being part of the local landscape and quickly embrace the beauty of the location and the ability to share our land and its produce. We encourage and promote to guests the value of using local producers and visiting local pubs and eating destinations. The very many written and verbal feedbacks from guests show they value the location and have supported many local destinations. Many will and have returned to the NY Moors. The construction of the timber outbuilding will ensure we can complete the barn renovation as soon as possible and ensure we can introduce more guests to the local and wider area. The self-catering business also benefits local trades as we only use local businesses to assist us develop and maintain/clean our buildings/properties and land.

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6. Visual impact

1. Attached to the application are a range of photographs and layouts that support the various sections of this report and also give a wider context to support our application. The plans and maps are taken from the approved planning application – discussed in section 1 – updated to show the site of the agricultural timber store

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