

## PLANNING STATEMENT

NYMNPA  
- 9 APR 2015

### Introduction

This Planning Statement has been prepared to accompany a full planning application for a change of use of buildings to dog grooming and day care facility (*sui generis*) and retention of storage units, site toilet and restroom at Millbry Hill, Guisborough Road, Whitby.

The site lies within the open countryside approximately 3.8km to the west of Whitby Town Centre. The current proposals relate to the change of use of a range of single storey brick built buildings located centrally within the wider Millbry Hill site. The main building associated with the Millbry Hill Country Store retailing activity lies to the north of the buildings subject to the current application and a smaller building associated with the retail use lies towards the western edge of the wider site.



There is a relatively large area of car parking located between the proposed dog grooming buildings and the main Millbry Hill Country Store building and vehicular access to the site is taken directly from Guisborough Road via a recently upgraded access point.

### Planning Assessment

The buildings in question were in use as offices prior to the applicant's acquisition of the site. More recently, the buildings have been used for storage and intermittent ancillary retailing in association with the wider Millbry Hill use, as well as providing a site toilet and restroom. The current proposals will retain the existing storage units and toilet restroom facilities within the eastern and western flanks of the building. In addition, the current application proposals seek to regularise the use of the central section of the building as a dog grooming and day care facility, which is considered to be an entirely appropriate use in this rural location and would be a complementary addition to the existing Millbry Hill Country Store, which specialises in the sale of a wide range of equestrian products, animal feeds, horse and pet foods,

cereal and grass seeds, fertilizers, food supplements and animal accessories, as well as outdoor clothing, stable equipment and tack, horse and pet pharmaceuticals and riding and safety equipment.

The application site lies within the open countryside and the current proposals will secure the re-use of an existing range of buildings for business purposes. Development Policy 10 of the NYMNPA Core Strategy & Development Policies DPD confirms that such forms of development will be supported provided that a range of criteria can be met. Furthermore Paragraph 28 of the NPPF encourages the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

The buildings in question are of a substantial construction and do not have an adverse impact on the character of the area by virtue of their design or external appearance. There have been no external alterations required to the buildings to facilitate the dog grooming and day care use and there is ample car parking provision within the wider site to meet the functional requirements of the proposed and existing uses. The site is accessed directly from the A171 via a recently upgraded access point. The existing access point provides adequate levels of visibility in either direction to allow for safe access / egress and, accordingly, the proposals would not prejudice the safe operation of the local highway network.

It is therefore considered that the proposed dog grooming and day care use associated with Millbry Hill Country Store is an entirely appropriate and complementary addition to the existing uses within the wider site and would fully accord with Development Policy 10 of the NYMNPA Core Strategy & Development Policies DPD and guidance contained within the NPPF outlining support for a prosperous rural economy. We would therefore respectfully request that planning permission is granted subject to any conditions deemed appropriate.

NYMNPA  
- 9 APR 2015