

**FOX AND RABBIT HOLIDAY COTTAGES, FOX AND RABBIT, LOCKTON,  
PICKERING, YO178 7NQ.**

Proposed reorganisation of existing 3 no. 1 bed holiday units with manager's accommodation to form 1 no. 1 bed let and 1 no. 2 bed let with manager's accommodation, together with variation to condition no. 6 of planning consent ref. NYM3/081/0036T/PA.

**DESIGN AND ACCESS STATEMENT**

NYMINPA  
28 NOV 2012

**1.0. The site and planning history.**

- 1.1. The site is located in an isolated elevated position close to the Pickering to Whitby Road, approximately a mile to the south of Lockton village. Fox and Rabbit holiday cottages are a range of converted former agricultural outbuildings which are physically attached to the east side of the Fox and Rabbit pub.
- 1.2. The Fox and Rabbit pub was an old wayside farm pub / hotel of the type that were common from 17<sup>th</sup> to 19<sup>th</sup> Centuries. Located on popular roads and track ways and very often in isolated by prominent positions, they offered food and accommodation to travellers on foot and horse back. Farmers most often ran them as part of general farm activity. The current owners of the holiday cottages farm the adjacent arable land, although previous owners sold off the Fox and Rabbit Pub itself in about 1950. The modern farm buildings for Fox and Rabbit Farm were and still are located to the south and east of the original site. The redundant traditional outbuildings now converted to holiday accommodation originally included a covered fold yard in the centre of the buildings.
- 1.3. The Fox and Rabbit holiday cottage buildings have a complicated planning history. A section of the original agricultural buildings were first adapted to form a restaurant to catch the passing visitor trade. In January 2000, consent was granted for three holiday cottages and after some further negotiation the adjoining two-storey barn was adapted to form a manager's cottage. The applicants currently occupy this accommodation, which is very small.
- 1.4. The accommodation currently comprises three one-bedroom/two person lets, one of which is wheelchair friendly. These all occupy the single storey range and the manager's house located in the two storey former barn has two bedrooms.
- 1.5. Booking for the holiday lets has been sustainable in the early part of the project, given their somewhat isolated location, but slower in recent years with the much less favourable economic conditions. The current owners wish to retire, and to this end the whole complex, i.e. all the holiday units with the manager's accommodation on the market in 2006.
- 1.6. To date the property remains on the market. A letter accompanies this application from the Agents giving further details of buyer interest and offers.

## **2. The Proposal:**

2.1. It is proposed to make some minor changes to the current arrangements to widen the market, which may increase lettings and also bring about a sale so the owners can retire.

2.2. It is proposed to amalgamation two of the units to create a larger two-bedroom unit. This can be done with the creation of a single internal connecting door, and does not involve any alteration to the original structure.

2.3. To open the letting to a wider market and to reduce work for themselves the owners, are applying to be extend the maximum letting period to allow assured short hold tenancies for periods of up to six months. This involves varying condition number 6 of consent no. NYM3/081/0036T/PA, which currently limits the lets to 28 days. This is not intended vary the current 106 Legal Agreement as the units would remain available for letting as part of a single complex and would not be sold of separately. It is felt that there is a sustainable market for short hold tenancies of this type for people working in the area, perhaps wanting temporary accommodation while they look for their own properties, or working on temporary contracts for local employers.

### **3.0. Access.**

3.1. Access to the units would remain as it stands as present and the wheel chair accessible unit would remain unchanged as a one bedroom unit.

3.2. Vehicular access to the site remains unchanged with ample parking and space for turning in the area originally designated for use for the restaurant customers.

3.3. The units are located on a regular bus route from Leeds to Whitby, allowing access other than by car. The nearest service town is Pickering.

### **4.0. Justification for the proposals**

4.1. Both proposals are intended to increase potential demand for lettings, increasing the occupancy rate and the economic viability of the business.

4.2. Increased letting potential and additional flexibility of let will make the property more attractive to potential buyers, thus increasing the chance of a sale which would enable the owners to retire.

4.3. Until such time as a successful sale can be made, the practical changes would reduce the amount of work for the current owners, by reducing the regular work involved overall with the holiday lets. Where these can be let on longer lets, the day to day cleaning and maintenance of the cottages would be passed to the tenants.

