

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Sneaton</b>	<b>App Num. NYM/2013/0225/FL</b>
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**Proposal:** Conversion of cart shed to form extension to existing holiday cottage, conversion of stables to form residential annexe and extension to house biomass boiler and pellet store together with erection of agricultural building and dog kennel

**Location:** Mortar Pit Farm, Sneaton Thorpe

**Applicant:** Mr & Mrs Louis & Rebecca Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, North Yorkshire, YO22 5JG

**Date for Decision:** 19 June 2013

**Grid Ref:** NZ 490411 506787

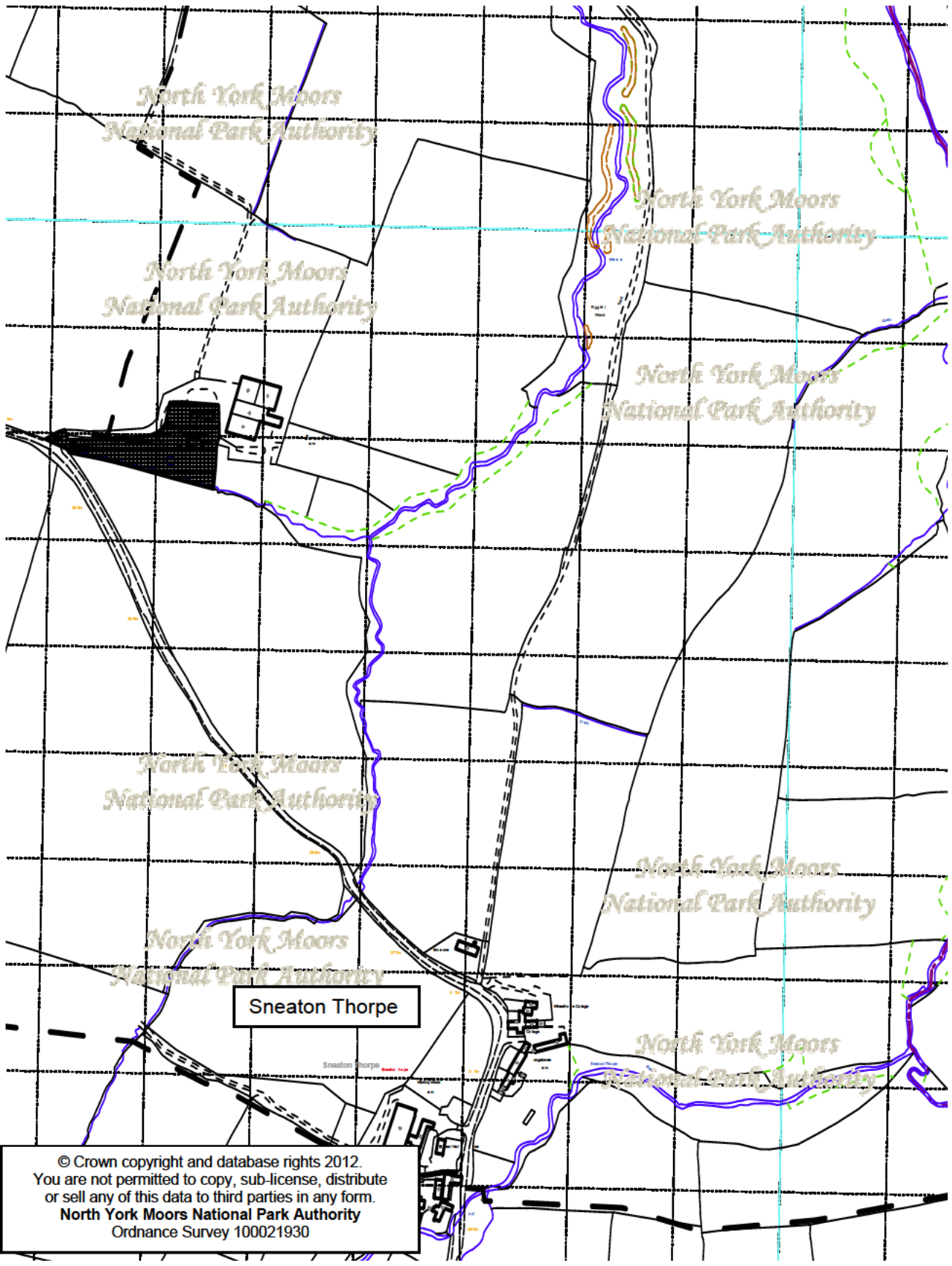
### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. WPDR01 Withdrawal of all PD Parts 1 & 2 and 40 Classes A to I
4. WPDR14 Withdrawal of PD Part 43 – Non-Domestic Renewable Energy
5. RSUO00 The annexe accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Mortar Pit Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
6. RSUO11 Use as Holiday Accommodation Only - Outside Villages
7. RSUO14 Holiday Unit Not Sold or Leased Separately - Outside Villages
8. RSUO00 The building forming the eastern side of the courtyard shall not be used for any other purpose other than agriculture or associated agricultural storage.
9. MATS04 Stonework and Roofing Tiles to Match
10. MATS43 Windows - Submit Details of Colour/Finish
11. MATS47 Window Frames in Reveals - Specify Set Back (10cm)
12. MATS55 Rooflight Details to be Submitted
13. MATS70 Guttering Fixed by Gutter Spikes
14. MATS71 Black Painted Cast Iron Rainwater Goods

#### Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.



North York Moors National Park Authority  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 York  
 YO62 5BP  
 Tel: 01439 770657

Application No:  
 NYM/2013/0225/FL

Scale: 1:5000



The Government Standard

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**Reasons for Conditions (continued)**

- 3 & 4. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
- 5 & 6. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
7. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
8. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
9. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 10 to 14. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Consultations**

**Parish** - No objections and fully support the application. It will enhance the property, putting it back to its original state as the building was removed in 1980 and the stone was used to build Moorstone Bungalow. Access was also needed to that area for modern machinery. It will also put the shelter area back in front of the house as the traditional farmyard used to be, as the aerial pictures and plans show in 1957.

**Highways** - There are no highway objections.

**Environmental Health Officer** - No objections.

**Site Notice Expiry Date** - 29 May 2013.

**Others - Chris Shardlow, Beacon Farm, Sneaton** - Support the application. The plans would bring back the courtyard to its original state. This would also help a young family that are active in the village community support their future family.

**Mrs A Roe, Stainton House, Beacon Way, Sneaton** - I feel it is of vital to the village community to have young people living in the area and for them to make improvements to their property as is seen as appropriate within this area. I would therefore support the application.

**Mr J Wilkinson and Miss K Houlston, Oak House Farm, Sneaton** - Writing to show our full support for the application. No objections to the reinstatement of the original courtyard. As members of the surrounding farming community it is a pleasure to see a young family living at Mortar Pit Farm who are passionate about restoring and using the farm for its original purposes. I believe it is vital to support young families to enable them to live and work in the North York Moors. The applicants play an active role in the community, and it is lovely to see animals at Mortar Pit farm once again. We are also in full support of the annexe for the applicant's mother who will in time require assisted living. As a nurse myself I believe caring for family members at home is the best possible care. The assisted living will vastly increase the applicant's mother's quality of life whilst maintaining independence and dignity.

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**Mr and Mrs R Wilkinson, Manor House Farm, Sneaton** - We support the application. The applicant comes from a respected farming family. It is a pleasure to see a young family with enthusiasm and determination, willing to put a lot of hard work into this project, to reinstate the traditional farm courtyard. It is not overlooked, not in open countryside but within the curtilage of the existing house and farm yard. Very few traditional courtyards remain in the area and we support the application to reinstate the courtyard to accommodate the small flock of pedigree sheep, other livestock and associated equipment. Any support to this young family should be encouraged.

**Mrs K Finch, Field Acres, Sneaton** - We would like you to favourably consider the application to reinstate the 'U' shaped courtyard. It would be an asset to the farm. As the two oldest residents in Sneaton we appreciate the help of the younger generation and we want to encourage them to stay in this community.

### **Background**

Mortar Pit Farm is located to the south of Sneaton village off the road leading to Sneatonthorpe on Sneaton Thorpe Lane. The former farm is divided into two separate ownerships with two separate access roads off the Lane. The application site comprises the main farmhouse together with a partly completed barn conversion to form a holiday cottage and a partly completed stable block which together form an 'L' shaped complex to the north of the dwelling. There is 1 hectare of land associated with the application site. To the east of the farmhouse and partly constructed buildings is a range of large scale modern agricultural buildings which are in separate ownership to the application site. There is a public footpath to the north west of the group of buildings.

Planning permission was granted in 2006 for the change of use of farm buildings to form a holiday cottage and for the reconstruction of an attached stable block. The holiday cottage is largely complete externally; the attached stable block is only partly completed with the north, south and half of the gable elevations being of breeze block without the final stonework. The pantiled roof has been completed.

This application relates to the conversion of part of the reconstructed stable block to form an extension to the holiday cottage, the conversion of the remainder of the stable block to form a residential annexe and the application includes the construction of an agricultural building which is to be attached to the stable building to create a 'U' shaped courtyard. The application also includes alteration to the approved windows/doors and rooflights in the holiday cottage in order to comply with building regulations. A Structural Survey has been submitted which concludes that the buildings are structurally sound with minor work required to the roofs of the buildings. A Bat Survey has also been submitted which concludes that no signs of roosting bat activity were found internally or externally. The buildings are modern with single skin concrete block walls and new pantile roofs. Very little potential bat roosting habitat was identified and the proposed conversion of the building is very unlikely to impact upon bats. No evidence of barn owls was found. The proposal to create a building with open access will provide replacement nesting habitats for breeding swallows.

The existing approved holiday cottage is two bed roomed with a living room and kitchen/dining on the ground floor. The application relates to the conversion of part of the adjacent building to provide a living room to enable the holiday cottage layout to be re configured to allow the creation of a further 2 bedrooms on the ground floor. The applicant has confirmed that advice has been received from national holiday cottage agents who indicate that the present market is oversupplied with smaller properties and there is a lack of larger, higher standard cottages. In addition the applicant's research on national website indicates that there are only 11 properties in the Whitby area sleeping eight people compared with 42 sleeping four. The applicant state that the re-configured cottage would be much more appealing with the living area having views down to Whitby Abbey and this would boost bookings and increase income and viability. Externally the proposed additional living room will utilise an existing large opening in the north elevation of the existing building.

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**Background (continued)**

Discussions have also taken place in relation to the reduction of rooflights both in number and size on the main holiday cottage and the proposed living room extension and satisfactorily amended plans have been received.

The application also relates the conversion of the remainder of the recently rebuilt stable building into a residential annexe to be used in association with the main farm house. The applicants have stated that the annexe is to be occupied by the mother of the applicant who has a degenerative back condition. At the present time minimal care/assistance is required but this is likely to increase in the future. At present the farmhouse is occupied by the applicants their two children and the applicants mother. The applicants state that the annexe will meet the changing needs of their family whilst ensuring that a family member who requires a degree of care/assistance can remain on the farm. The annexe is to be two bedroomed, with a living/kitchen area all on the ground floor. Discussions have taken place with the applicant in relation to the alterations to the proposed external elevations and satisfactory amended plans have been received.

The proposals also include a new agricultural element which is to incorporate a biomass boiler room to be utilised in connection with the holiday cottage, annexe and farmhouse together with a Biomass pellet store. In addition the proposal includes a tractor garage, lambing shed, vehicle access and dog kennel. At first floor level a hay loft/storage area is included. This element is to form the eastern side of the proposed 'U' shaped courtyard. The applicant states that this is a similar design to the original farm courtyard. The applicant indicates that approximately 50-60 years ago there was a building in this location which was demolished and the stone was used to build other dwellings in the area. A photograph and plans showing this former layout has been submitted in support of the application. The height of this element is to match that of the existing holiday cottage.

The applicant states that the proposals for the lambing shed with hay loft over are required as lambing of pedigree flocks occur from the beginning of December through to the end of January. This is through the worst winter weather and having the lambing facilities internally is critical. The close proximity to the house is of great benefit to allow for 24 hour supervision. Modern viruses have had significant adverse effects on this year's lambing further reinforcing the need for sheep to be attended to and supervised throughout lambing. The hay loft will enable vital feed and bedding material to be housed in a dry environment close to where it is needed.

Discussions have taken place with the applicant in relation to the scale and design of this element of the proposal. Amended plans showing a shorter building without the hayloft door/dormer, incorporating stone elevations, the deletion of the hipped roof and a reduced number of rooflights have been received.

**Main Issues**

Development Policy 8 of the NYM Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas. In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.

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**Main Issues (continued)**

Development Policy 12 of the NYM Local Development Framework seeks to permit proposals for new agricultural buildings, tracks and structures or extensions to existing buildings where there is a functional need for the building, the building is designed for the purposes of agriculture, the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and a landscaping scheme which reduces the visual impact of the proposal on the wider landscape is submitted as part of the proposal.

Development Policy 14 of the NYM Local Development Framework seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Development Policy 19 of the NYM Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

The existing holiday cottage was permitted under the previous Local Plan policies but the barn conversion policy applicable at that time in 2005 is broadly similar to Development Policy 8 of the Local Development Framework above. The policy relates to the conversion of traditional unlisted buildings and buildings are required to meet the criteria set out above. This application does not however relate to the conversion of the traditional two storey barn, as the principle of this has already been granted and could be fully implemented as approved, it relates however to minor external alterations to comply with current building regulations and to the conversion of a recently reconstructed building to form an extension to the holiday cottage. The external alterations have been the subject of discussions with the applicant and satisfactory amended plans have been received to improve the external appearance of the holiday cottage.

The proposed extended holiday accommodation will provide enhanced visitor accommodation which will not adversely impact on the character or appearance of the area and in this respect the proposal is considered to comply with Development Policy 14 above which relates to new tourist accommodation. The conversion of the attached single storey building to provide additional accommodation does not however comply with Development Policy 8 above as the building was reconstructed, with consent, in 2005, as a stable building. The proposal cannot therefore comply with the policy as it is not a 'traditional building'. The building does however reflect the form and scale of the previous building on site and has the appearance of a traditional courtyard when viewed in association with the adjacent holiday cottage conversion.

Similarly the proposed annexe is to be created within the recently reconstructed stable building. Again this proposal is considered to be contrary to the requirements of Development Policy 8 above as the policy is only permissive towards the creation of detached annexe accommodation in traditional buildings. The building is a recently reconstructed building and is not therefore of historic merit. Development Policy 19 above also states that annexe accommodation can be provided within domestic curtilages by way of extensions or alterations to existing dwellings. This proposal is not to be provided by way of an extension or alteration to the existing dwelling but is to be provided by the conversion of a detached recently constructed building in the curtilage.

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**Main Issues (continued)**

The provision of the new agricultural/domestic building to form the eastern side of the courtyard is considered to be generally in accordance with the requirement of Development Policy 12 above as there is a functional need for the building to serve the livestock on the holding and the building has been designed for the purposes of agriculture. The site is closely related physically and functionally to the farm house and it will not be prominent in the landscape due to its close proximity to the adjacent buildings and the nearby modern farm buildings, which are not in the applicant's ownership. The requested amendments to the proposals should reduce the scale of the building so that it is similar to the length of the holiday cottage building and be more reminiscent of the former courtyard and should improve the design and materials to be used in its construction. It is also considered that the proposal is in accordance with Development Policy 19 which relates to the provision of other development within the domestic curtilage. The development includes storage space for a renewable energy system and storage for biomass pellets. This element of the proposal is considered to be acceptable in terms of scale, height, form, position and design does not detract from the character of the original dwelling and its setting and the development does not adversely affect the amenities of neighbouring occupiers.

This proposal comprises several elements which when considered in isolation against the relevant policies do not entirely accord with the individual policy requirements. It is important however in considering this application to consider the application as a whole taking into account its planning history and location. The use of the existing main traditional building as a holiday let has been granted and the permission has been substantially implemented. This permission also granted the reconstruction of a former building in this location which is now substantially complete. This building does not meet the agricultural requirements of the applicants and those needs are to be met by the building of a further purpose built structure which will form the eastern side of the courtyard. Such a building will replicate the former courtyard form of the farm and is supported locally. The conversion and use of the rebuilt building on the northern side, which is the link in between the traditional building and the new agricultural building, whilst not in strict accordance with Development Policies 8 and 19 will make use of this building to provide enhanced holiday accommodation and ancillary accommodation to be used in association with the main dwelling. On this basis and given that this building was a replacement of a historic building it is considered on balance, that the proposals as amended are acceptable subject to appropriate conditions relating to occupation of the holiday accommodation and the annexe accommodation and in order to tie the use of the buildings to the dwelling house.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposals including amendments to the design of the development, so as to deliver sustainable development.

**Reason for Approval**

The development will provide agricultural facilities for the existing holding in a location closely associated with the dwelling in accordance with Development Policy 12 of the Local Development Framework. The development will provide additional tourist and ancillary residential accommodation which will have no significant impact on the special qualities of the National Park. The proposed development is considered to generally accord with the principles of Development Policies 8, 14 and 19 of the NYM Local Development Framework and is not considered to have any material detrimental impact on the amenity or landscape of this area of Sneatonthorpe.