

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Staintondale	App Num. NYM/2015/0279/FL
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Proposal: conversion of redundant agricultural buildings to form 3 no. local occupancy letting units (2 no. with flexible use to include holiday letting) and storage space together with associated access and landscaping works

Location: North Bridge Farm, Downton Road, Staintondale

Applicant: Mr Denis Atkinson, 21 Alma Square, Scarborough, North Yorkshire, YO11 1JR

Agent: Amanda Brocklehurst Planning, 38 Sturdee Gardens, High West Jesmond, Newcastle upon Tyne Tyne and Wear (Met County), NE2 3QT

Date for Decision: 18 June 2015 (extended to 10 July 2015) **Grid Ref:** SE 499776 497842

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. WPDR00 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. RSU00 The occupation of the dwelling A hereby permitted shall be limited to:
 - i) a qualifying person; and
 - ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

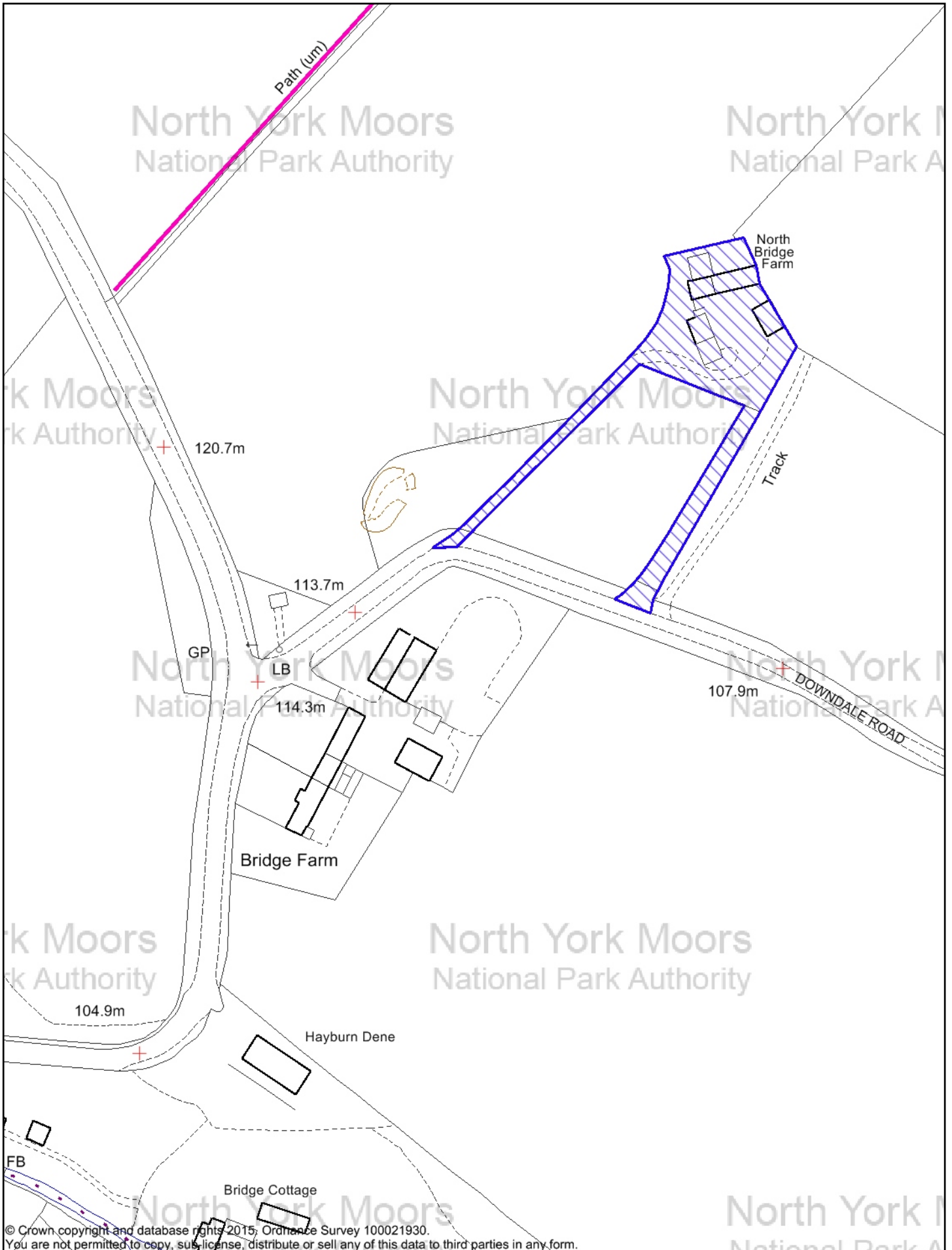
 - a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
 - b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or
 - c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or



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 Authority
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Conditions (continued)

- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.
- Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.
- Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory ten
- Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton.
5. RSU000 The dwelling units B and C hereby approved shall not be used for residential purposes other than holiday letting or local occupancy letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year and "local occupancy letting "must meet the criteria set out in condition 4 above.
6. RSU000 The holiday/local occupancy letting units hereby permitted shall form and remain part of the curtilage of Dwelling A hereby approved and shall not be sold or leased off from the main dwelling or let off except as holiday/local letting accommodation in accordance with the terms of condition 5 above without a further grant of planning permission from the Local Planning Authority.
7. GACS07 External Lighting – Submit Details
8. CDLB00 Prior to commencement of work on the scheme hereby approved a schedule of historic timbers within Building A is to be submitted for the written approval of the Local Planning Authority detailing the current positions of historic timbers within the structure and proposed locations for reuse if they are not retained in situ. Thereafter the works shall be carried out in strict accordance with the schedule approved.
9. CDLB05A Conversions - Extent of Rebuilding/Repair Work
10. MATS04 Stonework and Roofing Tiles to Match
11. MATS00 Any re-pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builder's sand) with a slightly recessed bagged finish.

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Conditions continued

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| 12. | MATS56 | Conservation Rooflights only |
| 13. | MATS60 | Windows and Doors - Timber |
| 14. | MATS00 | All new window frames, glazing bars and external doors and door frames shall be of timber construction, stained dark brown (or other colour if approved by the Local Planning Authority) within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority. |
| 15. | MATS70 | Guttering Fixed by Gutter Spikes |
| 16. | MATS72 | Black Coloured Rainwater Goods |
| 17. | HWAY07 | Private Access/Verge Crossings: Construction Requirements |
| 18. | HWAY16 | Parking for Dwellings |
| 19. | LNDS10 | Details of Hardsurfacing to be Submitted |
| 20. | MISC02 | Bat Survey Submitted |
| 21. | MISC00 | Prior to the commencement of any works to the buildings which are the subject of this application, the buildings must be surveyed by a licensed barn owl worker. The findings of the survey, together with mitigation measures for the protection of barn owls and any roosts, shall be submitted to an approved in writing. The development hereby permitted shall thereafter be carried out in accordance with the mitigation measures approved. |

Informative

1. Private Access/Verge Crossings: Construction Requirements
2. You are advised that prior to the commencement of development hereby approved, a separate European Protected Species Licence, will be required from Natural England.

Consultations

Parish – Fully support this application which will ensure the buildings are retained and used as well as keeping the old wheelhouse (many of which have disappeared over the years).

Highways - There is adequate available visibility for both access but it is advised that as there are two access to the site an in and out system should be employed to prevent vehicle conflicts as both access tracks are one vehicle wide. The current accesses are constructed only in stone and to avoid deterioration with the increased use and remove the potential of loose material on the existing highway these accesses should be constructed to satisfaction of the highway authority.

Consequently the Local Highway Authority recommends that conditions are attached to any permission granted.

Yorkshire Water -

Environmental Health Officer – No objection on housing grounds.

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Site Notice Expiry Date – 21 May 2015

Others – Michael Lester, Bell Hill Farm, Staintondale – Comment - Do not object as would prefer to see the buildings used rather than fall into ruin. However, just want to make sure the Authority is aware of the significance on these historic buildings which are possibly the oldest surviving in the area I hope that the original features will be retained, particularly the 1655 date stone.

Mr David Hart, Lowfield, Downdale Road, Staintondale – Comment – May create extra noise in what should be a tranquil area; overcrowding of small rural area, increase in traffic on narrow road, no need for extra holiday lets.

Victoria Smith, White Horse Farm, Staintondale – Object because the area is well served with holiday lets and sees significant amounts of traffic due to this already. The road was never designed to carry large amounts of tourist traffic and is for local use only there is increasing trespassing on agricultural land and increased verge side parking blocking visibility and access for farm machinery.

Mrs Ann North, Station House, Staintondale – Support rather than allowing the buildings to become derelict. However, believe there are nesting barn owls in the property and would expect some provision be made for these birds to continue nesting here.

Background

This application relates to a group of traditional stone built buildings and associated land to the north of Downdale Road in Staintondale. The site is within the open countryside.

The buildings are in a U-shape and have historically been used for commercial agricultural purposes. However, the buildings have been mostly unused since 2008 and their condition deteriorated. However, the applicants have been maintained and renovated to some extent over the years to ensure they remain water tight.

This application seeks full planning permission to convert the group of buildings into residential accommodation comprising three local occupancy letting units. Permission is also sought for the two smaller units to have a flexible use, to enable the option to be rented out as holiday accommodation or as local letting units. The two holiday let/local occupancy units would be retained in the same ownership as the larger local occupancy dwelling.

The larger unit, referred to as Building A would provide a two storey three bed unit. The attached unit, referred to as Building B would provide a two bed unit, mainly single storey with a vaulted ceiling, with one of the bedrooms being located at first floor level. Building C would be a single storey one bed unit.

The buildings are all in good condition and a structural survey has been submitted to demonstrate they are structurally sound. The southern end of Building B does no longer has a roof intact.

Good use is made of existing openings and all windows and doors would be of timber construction.

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Background (continued)

Planning permission was refused and dismissed at appeal in 2000 and prior to that in the 1980s. The 2000 application was refused under the now superseded Local Plan, on the basis that Policy BC13 of that Local Plan did not permit the conversion of isolated buildings.

Garden areas and parking would be located tightly around the converted buildings with existing boundary stone walls repaired and maintained.

Main Issues

Core Policy J of the NYM Development Plan seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This is to be achieved through locating all open market housing, including new build and converted units to the Local Service Centre of Helmsley and the Service Villages, as well as other measures including supporting the development of local needs housing within the main built up area of the Local Service Villages and Other Villages, and restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities.

Development Policy 8, which applies to unlisted traditional rural buildings seeks to ensure that where proposals are for long term residential uses 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. Historically National Planning Policy has sought to retain agricultural buildings for economic uses rather than residential. However following public consultation the Core Strategy and Development Policies document sought to also provide opportunities for these buildings to be used for local letting, which could help to address the housing shortage and provide a contribution to the local economy.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

The recent changes to permitted development rights outside of protected areas demonstrate that Government considers the conversion of agricultural buildings to residential use as important in terms of providing housing. The properties, whilst located in the open countryside, are within a loose knit settlement, with residential accommodation on the opposite side of the road, and also scattered along Downdale Road.

In terms of Development Policy 8, the conversion of the buildings would meet all the criteria other than the tenure of the proposed unit A, which would be owner occupied and not a letting unit. However, in the light of recent Central Government announcements referred to above, it is considered that this could no longer be considered as a reason for refusal. Whilst selling off separately would not be strictly in accordance with policy, it is considered that the proposal is in the spirit of current government advice and would not have a detrimental impact on the character of the locality.

Whilst not listed, the buildings do have some historical significance and the proposed conversion would retain their original character.

In view of the above considerations, approval is recommended.

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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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.