

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2016/0632/FL

Proposal: alterations and extensions to building (retrospective) together with additional use as 3 no. local occupancy letting dwellings

Location: Keasbeck Hill Farm
Harwood Dale

Decision Date: 26 December 2016

Consultations

Parish – No objections

Highways – No objections

Environmental Health Officer – No objections

Site Notice Expiry Date – 30 November 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	WPDR01	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.

A. Khan 23/12/16

Application Number: NYM/2016/0632/FL

3.	RSU000	<p>The occupation of the accommodation units hereby permitted shall be limited to either:</p> <ul style="list-style-type: none"> i) a qualifying person; and ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person. <p>or for holiday letting purposes, see Note C below.</p> <p>For the purpose of the above, a person is a qualifying person in relation to the accommodation 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:</p> <ul style="list-style-type: none"> 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 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. <p>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.</p> <p>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 tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>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, Eberston 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.</p> <p>Note C: 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.</p>
4.	RSU000	<p>The units of accommodation hereby permitted shall form and remain part of the current agricultural business and main dwelling house presently known as Keasbeck Hill Farm as shown edged blue on the site location plan dated 31 October 2016. The freehold interest or a registerable leasehold interest or any part thereof in Keasbeck Hill Farm and the unit of accommodation hereby permitted shall not be disposed of except by a transfer of the whole of the freehold interest or registerable leasehold interest in Keasbeck Hill Farm and the units of accommodation hereby permitted so as to ensure that Keasbeck Hill Farm and the units of accommodation hereby permitted shall at all times remain together in common freehold ownership or registerable leasehold ownership.</p>

A. Allen 23/12/16

Application Number: NYM/2016/0632/FL

Reason for Conditions

1.	PLAN01	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.
2.	WPDR01	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.
3.	RSUO09	In order to comply with NYM Core Policy J which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality or to provide holiday accommodation.
4.	RSUO11	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.

Background

Keasbeck Farm is a substantial stone and pantile property situated off the main Harwood Dale road. A bridleway runs through the site to the east and Broadlands Beck to the west.

The site comprises an established but diversified working farm, which comprises a hotel, living accommodation and café as well as walks around the farm, which is accessible for wheelchair users.

Planning permission was granted in 2012 to replace a large corn storage building with a new 2 storey stone and pantile building to provide 4 self-contained hotel suites on ground floor and 4 self-contained hotel suites on first floor.

Permission was also granted to convert and extend the existing traditional building facing the main hotel buildings to provide two self-contained suites on the ground floor and one on first floor, along with one holiday unit, a farm shop and a holistic centre to be run as part of the business.

This permission has only been partly implemented, with the existing traditional building having been converted, but the new hotel suite block not having been built. However the extensions and conversion that have been undertaken have not been completed in accordance with the approved plans. What has been created through these conversions are three, two bedroom units of accommodation, to be let out either as holiday cottages or local occupancy letting units.

The primary change to the exterior is that the height of one single storey element has been increased to enable a single bedroom to be provided in the roof space. The other alterations relate to fenestration details.

A. Allen 23/12/16

Application Number: NYM/2016/0632/FL

Main Issues

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.

Development Policy 14 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; and where it will make use of existing buildings.

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.

Planning permission has already been granted for the development of this building to provide holiday accommodation to provide additional business for the hotel. It is not considered that the re-configuration of this accommodation, to provide 3 holiday cottages rather than letting bedrooms would have an adverse impact on the locality or be contrary to DP14 or DP8.

It is also considered that the alternative use to provide local occupancy letting accommodation would also be in accordance with Core Policy J. Furthermore, 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 the existing complex of development at Keasbeck Hill and does relate to the re-use of an existing traditional building, albeit that it was re-built.

No objections have been received with regard to this application.

Approval is therefore recommended.

A. Allen 23/12/16

Application Number: NYM/2016/0632/FL

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

Approval (No Amendments Required)

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 improve the economic, social and environmental conditions of the area.

A. Klein 28/12/16

