

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2018/0048/FL

Proposal: change of use of and alterations and extension to agricultural storage building to form coffee roastery, packing facility and administration office with welfare/plant room together with provision of parking and associated landscaping works

**Location: Moorgate Lees Farm
Hawsker Lane
Whitby**

Decision Date: 20 March 2018

Consultations

Parish – Support this application because the Councillors wish to encourage this new business and the plans do not impinge on anybody else.

Highways – Recommend conditions. Further to the initial response stating that we could not support the increased use of the existing access due to the lack of required visibility available, in light of new information it is recommended that if possible, if an agreement could be made between both owners who share the access, we would advise taking the following options to improve road safety in the vicinity wherever possible:

- Relocate the access by closing off its existing and creating a new one which joins Hawsker Lane where the carriageway is straight with good visibility;
- Keep the existing access but make improvements by resurfacing and widening it so as to improve the visibility and manoeuvring of vehicles when negotiating the junction. If the radius can be widened by 5-10 metres on each side, the junction will be more apparent for incoming drivers, the damaged grass verge adjacent to the junction will be replaced and the angle at which drivers leave the farm via the junction will allow for better visibility.

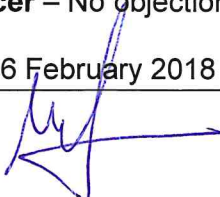
It can then be argued that although the speed limit at Hawsker Lane is 60mph, the curve of the road at either side of the existing access is enough to force drivers into reducing their speed as they approach this area. There are no collision records over a recent period of 5 years here, further demonstrating that motorists navigate through in a careful manner, which is also likely to be because of the narrow width of the carriageway itself.

North Yorkshire Fire and Rescue – No objections

Environmental Health Officer – No objections

Site Notice Expiry Date – 26 February 2018

Signature:



Date:

20/3/18.

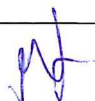
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Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																											
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>LP1 Rev A</td> <td>6 February 2018</td> </tr> <tr> <td>Proposed ground floor plan</td> <td>GA01-2 Rev A</td> <td>6 February 2018</td> </tr> <tr> <td>Proposed Office Plan</td> <td>GA09 Rev A</td> <td>6 February 2018</td> </tr> <tr> <td>Site Plan</td> <td>SP1 Rev A</td> <td>23 January 2018</td> </tr> <tr> <td>Proposed elevations 1</td> <td>GA07 Rev A</td> <td>23 January 2018</td> </tr> <tr> <td>Proposed elevations 2</td> <td>GA08 Rev A</td> <td>23 January 2018</td> </tr> <tr> <td>Proposed toilet block</td> <td>GA12 Rev A</td> <td>23 January 2018</td> </tr> <tr> <td>Proposed roof plan</td> <td>GA05-1 Rev A</td> <td>23 January 2018</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan	LP1 Rev A	6 February 2018	Proposed ground floor plan	GA01-2 Rev A	6 February 2018	Proposed Office Plan	GA09 Rev A	6 February 2018	Site Plan	SP1 Rev A	23 January 2018	Proposed elevations 1	GA07 Rev A	23 January 2018	Proposed elevations 2	GA08 Rev A	23 January 2018	Proposed toilet block	GA12 Rev A	23 January 2018	Proposed roof plan	GA05-1 Rev A	23 January 2018
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3.	RSUO01	The premises shall not be used other than as a coffee roastery with ancillary packing facility and office and shall not be used for any other purpose (including any other purpose in Class B1 or B2 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).																											
4.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.																											
5.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.																											
6.	MATS00	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad as shown in the approved plans (timber boarding) and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.																											

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7.	HWAY07	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <ol style="list-style-type: none"> a. The existing access shall be improved by extending its width adjoining the public highway for a minimum distance of 5 metres in each direction. b. The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E9. c. The final surfacing of any private access within 1.0 metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway. <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
8.	MISC13	<p>The development hereby permitted shall not be brought into use until full details of the solar panels to generate energy on site from renewable sources to displace at least 10% of predicted CO₂ emissions have been submitted to and approved by the Local Planning Authority. The approved details and measures shall then be completed prior to the occupation of the development hereby approved and shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained.</p>

Informative(s)

1.	HWAY00	<p>You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>
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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.
3.	RSU001	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5.	MATS01	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.
6.	MATS02	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.
7.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
8.	MISC06	In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions.

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Background

Moorgate Lees Farm comprises a substantial two storey red brick and pantile farmhouse set amongst a group of traditional and more modern stone and brick outbuildings, one range of the traditional buildings has been converted to an office/studio space. It is situated in an isolated location, approximately 300 metres to the south west of the road that leads from High Hawsker to Whitby Abbey. The only neighbour is a single storey dwelling that shares the same access road and is located approximately 100 metres to the north east of Moorgate Lees.

This application seeks full planning permission to renovate an existing steel portal frame building into a coffee roaster. Minimal alterations are proposed to the existing building, but it is proposed to add a small extension on the northern side of the building to provide a welfare/plant room. This extension would be clad in timber boarding.

The proposed roastery would consist of a coffee roastery, grinding, packing and coffee tasting area at ground level, with toilet and washing facilities in the extension. At first floor in the proposed mezzanine, there would be an administration office with an external glazed balcony in the north elevation looking towards the sea.

Access to the site would be along the existing access which is a farm track that serves the application site and the adjoin farm.

The applicant has written in support of his application as follows:

Own two coffee businesses and at present all coffee beans are roasted in Essex. I would like to move the production facilities to Whitby. Baytown Coffee Co employs 4 people and intend to provide 4 further local jobs, including 2 apprentices/trainees. Do not wish to change the outward appearance but create within it a world class facility.

Main Issues

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

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.

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Development Policy 10 of the LDP seeks to permit the re-use of an existing buildings for employment and training purposes where the building is of sound construction, there is sufficient land, storage space and parking, the building does not have an adverse impact on the character of the area and there are existing adequate access arrangements.

Core Policy D of the Local Development Plan seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

It is considered that the proposed development would be a suitable economic re-use of an agricultural building which is no longer required for its original purpose. Furthermore, it would be likely to be of economic benefit to the local area. The alterations proposed would be minimal and would not have a detrimental impact on the character of the area and it is not considered that the activity levels that would result would be significant, compared to its previous agricultural use.

In terms of traffic and access, the access lane to the proposed roastery development is that which has always been used by both Moorgate Leas Farm traffic and that of the neighbouring farmer. The Highway Authority no longer object to the proposal but have suggested improvements to sightlines if they can be achieved.

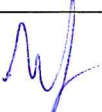

In terms of renewable energy, calculations have been submitted demonstrating a n 11% offset of CO2 emissions with renewable energy comprising bio-mass boiler and pv panels and it is also proposed to have the roaster shell to be thermally upgraded in the areas where the existing cladding occurs, including walls, roof floor and glazing. It is also proposed that that have a roaster with a heat recovery system.

In view of the above considerations, it is considered that the proposal would be accordance with the economic polices contained with the adopted Local Plan and consequently, approval is recommended.

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.

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