

## NORTH YORK MOORS NATIONAL PARK AUTHORITY

<b>SCARBOROUGH BOROUGH COUNCIL</b> <b>Parish: Cloughton</b>	<b>App Num. NYM/2006/0577/FL</b>
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**Proposal:** change of use of barn to form 4 no. holiday units incorporating altered access and the provision of car parking

**Location:** Newlands Farm Cloughton

**Applicant:** Mr and Mrs A Temple, Newlands Farm, Cloughton, Scarborough, North Yorkshire, YO13 0AR

**Agent:** Richard G Winn, Old Barn Cottage, Main Street, Allerston, Pickering, YO18 7PG

**Date for Decision:** 07 September 2006

**Grid Ref:** SE00986 96088

### CHIEF PLANNING OFFICER'S RECOMMENDATION

APPROVAL subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on 15 September 2006
3. RU11 Use as holiday accommodation only - outside villages
4. RU14 Holiday unit not sold or leased separately - outside villages
5. PD01 Withdrawal of all PD Parts 1 & 2
6. DE05 Conversions - extent of rebuilding/repair work
7. MT03 Stonework to match
8. MT15 Natural clay pantiles to be used
9. MT06 Stone panel
10. MT70 Guttering fixed by gutter spikes
11. MT07 Brick to be approved
12. MT00 The cills, copings and kneelers of all new windows hereby approved, together with any replacement cills, copings or kneelers, shall be of natural stone to match the existing in terms of dimension, tooling, shape, colour and texture and shall be maintained in that condition in perpetuity.
13. HW18 Provision of approved parking, manoeuvring and turning
14. LS01 Landscaping scheme required additional screening adjacent the highway boundary
15. LS02 Landscaping scheme to be implemented
16. MIS5 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 10.4 and 10.10 of the submitted bat survey dated 28 August 2006.

#### Reasons for Conditions

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

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## Reasons for Conditions (Continued)

2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Policies GP3 and BE6 of the North York Moors Local Plan.
3. The site is in a location where new residential development would be contrary to Policy H4 of the North York Moors Local Plan but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with Policy BE15 of the Local Plan.
4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Policy H4 of the North York Moors Local Plan.
5. 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 Policies BE6 and GP3 of the Local Plan.
6. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of Policy (INSERT) of the North York Moors Local Plan
- 7 to 9 & 11. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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 & 12. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
13. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, and to comply with the provisions of Policies T7 and T9 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory highway and parking facilities.
- 14 to 15. In order to comply with the provisions of Policy BE10 of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
16. MIS RSN5 To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Policy NE4 of the North York Moors Local Plan.

**CONSULTATIONS****BOROUGH** -**PARISH** - No objections.**HIGHWAYS** - Conditional approval**YORKSHIRE WATER** – No objections**ENVIRONMENT AGENCY** – No comments**ENVIRONMENTAL HEALTH OFFICER** – No objections**ECOLOGY OFFICER** – Happy for permission to be granted subject to the mitigation measures proposed in paragraph's 10.4 – 10.10 of the report.**ENGLISH NATURE** – No objection

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**CONSULTATIONS (Continued)**

**OTHERS - Mr & Mrs White, Browside Newlands Road** – Object on the basis that proposal represents over-development of the area, which is primarily residential and agricultural and is already amply served with holiday accommodation. Approval of this application would increase traffic on a country road which is barely adequate for the traffic it already carries.

**SITE NOTICE EXPIRY DATE** - 15 August 2006

**BACKGROUND**

Newlands Farm lies on the eastern side of the Cloughton to Staintondale Road, approximately 1 kilometre to the north of Cloughton Village. The farm is in the ownership of the Duchy of Lancaster, but is tenanted. The farm buildings comprise a traditional stone and pantile farmhouse with attached outbuildings and a range of substantial traditional outbuildings forming a courtyard with the farm house. There are also a number of modern agricultural buildings serving the farm. The farm is accessed by a long uphill drive.

This application seeks full planning permission to convert the substantial two storey traditional stone and pantile building into 4 one and two bed holiday cottages. This building forms part of the group of buildings around the courtyard, and is at right angles to the farm house and parallel to, but at a much higher level than, the road. The building measures approximately 25 metres long x 7.4m wide.

The roadside elevation would be little altered, with good use being made of existing openings. 4 conservation style rooflights and 4 solar tubes would be installed in the roof slope to provide light and ventilation to bedrooms, bathrooms and landings. The southern gable end, although requiring partial rebuilding, would retain openings in existing positions, with the large cart-shed opening being fully glazed. The courtyard facing elevation includes 2 new window openings and a door, along with 7 roof lights and 3 solar tubes. All window and doors frames would be of timber construction and stained matt black.

It is also proposed to create a gravelled parking area for 6 cars adjacent to the driveway entrance that is at a lower level than the farm buildings. This parking area would provide parking for the proposed holiday cottages and the farm shop being considered under a separate application. This area is partly screened from the road by a stone boundary wall with additional planting to the rear of this.

A structural survey has been submitted with the application which concludes that the structure of the barn/grain store unit can be retained by significant cross wall bracing and additional external buttressing or a substantial braced steel framing. However, the south end store/byre has suffered from some movement and partial demolition and rebuilding will be required.

The bat survey that has been submitted observed 8-10 bats fly past the building and one bat emerge from the hay loft. Consequently, mitigation measures have been proposed to ensure that bats can continue to use the building.

The applicant's agent has written in support of the application. He states that;

The Duchy is most supportive of these diversification initiatives to maintain the financial viability of the holding. The scheme also encompasses and endorses the wider objectives of the Duchy's estate north of Scarborough by broadening revenue away from mainstream agriculture.

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**MAIN ISSUES**

Policy BE15 of the Local Plan is criteria based policy and states that only buildings which make a positive contribution to the character of the area (in terms of architectural, historic or group merit) might be considered suitable for residential conversion. Other criteria require that buildings should be structurally sound and capable of conversion without significant re-building.

Policy F5 seeks to allow proposals for farm diversification where the scale of activity would not be detrimental to the character of the area and be compatible with agricultural operations on the farm, and with building requirements being met through the conversion of existing buildings.

Policy T7 seeks to ensure that development is not out of scale with the adjacent road network and Policy T9 seeks to ensure that no more parking spaces are provide than the maximum parking standards.

The key issue is whether the buildings are worth of retention and whether the scale of the development is acceptable at this location.

In this instance the building to be converted is a substantial and attractive stone and pantile building which is prominent in the local landscape due to its positioning at a higher level than the road. The building is, on the whole, structurally sound, although a small element of re-building is required at the southern gable. The building also contributes to the character of this farmstead and clearly forms part of the group of buildings on this site.

In terms of the design details of the conversions, the proposed openings are too regular in shape a large number of rooflights are proposed. However, the applicant's agent is submitting amended plans reducing these.

It is considered that 4 small holiday cottages could be accommodated here in terms of the levels of activity that would generated, even when considered in conjunction with the separate application for the farm shop. It is not expected that the proposed development would generate unacceptable levels of traffic, not would it be likely to conflict with the farming operation. The parking area would be sited at the bottom of grass bank and would not be visually intrusive when viewed from public viewpoints. This area could be further screened by additional planting. The number of spaces proposed is considered to meet the requirements that would be generated by the proposed holiday cottages and the proposed farm shop.

In view of the above it is considered that this proposal would accord with the relevant policies and approval is therefore recommended, subject to receipt of satisfactory amended plans regarding detailed design issues.

**Reason for Approval**

In the opinion of the National Park Authority, the buildings are suitable for conversion and the nature of the proposed development would not have a detrimental impact on the character of the area or this group of buildings. Furthermore, the development is unlikely to generate unacceptable levels of activity or have a detrimental impact on the character of the area or conflict with the farming operation. The proposal would therefore be in accordance with Policies BE15, F5, T7 and T9 of the Local Plan.