

Item Number: 13
Application No: 19/00627/FUL
Parish: Stonegrave Parish Meeting
Appn. Type: Full Application
Applicant: Mr & Mrs A Newbould
Proposal: Change of use, conversion, alterations and extensions to domestic outbuildings to form 4no. holiday lets with associated parking and landscaping and the construction of equestrian facilities comprising storage barn, stables and all-weather horse walker
Location: Stonegrave House Main Street Stonegrave Helmsley YO62 4LJ
Registration Date: 4 June 2019
8/13 Wk Expiry Date: 30 July 2019
Overall Expiry Date: 19 August 2019
Case Officer: Niamh Bonner **Ext:** Ext 43325

CONSULTATIONS:

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| Public Rights Of Way | Recommend informative |
| Paul Jackson AONB Manager | No objection |
| Environmental Health Officer | Recommend Condition |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | Awaiting response |
| Stonegrave Parish Meeting | No response received |
| Highways North Yorkshire | Recommend conditions |
| Neighbour responses: | Mrs Nicola Macauley, Mr Blenkin, |

SITE:

The application site relates to Stonegrave House, a Grade II Listed dwelling with associated Grade II Listed stone built outbuildings to the west and open paddocks to the south of the site, including a manege. This site is located to the south of the B1257.

The dwelling and the majority of outbuildings fall within the village development limits and the entire site falls within the Howardian Hills Area of Outstanding Natural Beauty. A section of the site entrance falls within a Visually Important Undeveloped Area and a public right of way (PROW) runs from east to west at this point.

The southern part of the site, in close proximity to Holbeck falls within the Environment Agency's designated Flood Zones 2 and 3.

PROPOSAL:

This application seeks approval for the change of use, conversion, alterations and extensions to domestic outbuildings to form 4no. holiday lets with associated parking and landscaping and the construction of equestrian facilities comprising storage barn, stables and all-weather horse walker.

HISTORY:

The following planning history is considered to be most relevant:

00/00352/FUL: Change of use of outbuilding to form residential annex
00/00353/LBC: Internal and external alterations to outbuilding to form residential annex
01/00355/FUL: Erection of stables
01/00618/FUL: Formation of manege

19/00628/LBC: Change of use, conversion, alterations and extensions to domestic outbuildings to form 4no. holiday lets with associated parking and landscaping. Pending consideration.

POLICIES:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP8 Tourism
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions
National Planning Policy Framework
National Planning Practice Guidance

REPRESENTATIONS:

A letter of objection has been received from the occupier of Church Farm, to the west of the site. A further letter of objection was received on behalf of this neighbouring resident. These are available to view in full on the planning register of documents, where Members can review the original document. The following summarised points were contained within the representations:

Their dwelling (Church Farm) is adjacent to, and overlooked by the proposed holiday cottages. The equestrian facilities are immediately to the south of my garden and clearly visible from all south facing first floor rooms.

The B1257 is a busy trunk road and the access from Stonegrave House is at a point below a sharp bend with limited visibility and fast traffic flow. There is a blind bend a mere 60 yards from the driveway with traffic that regularly exceeds the 40mph speed limit. This is not only a concern of ours but also the speed watch group within the village. The holiday makers would be unfamiliar with the challenges of this road.

The proposed four holiday cottages will mean a minimum of four extra cars making multiple journeys, greatly adding to the risk of accidents on this busy stretch. Furthermore the enlargement of the existing equestrian facilities will generate extra HGV and trailer traffic.

Suitability of proposals - Stonegrave house is a distinguished grade 11 listed building the former home of Sir Herbert Read. I regard the proposed holiday cottages and equestrian development as an inappropriate commercial addition to the quiet, rural/residential nature of this part of Ryedale, itself within the Howardian Hills AONB.

Over development of the site - the four holiday cottages and the added equestrian facilities proposed represent overdevelopment of the residential site. The previous owners had already substantially extended the stabling and storage, and any further extension of this aspect effectively turns the whole property into a working stud farm.

The outbuildings proposed for use stand on higher ground than Church Farm and are clearly visible from the garden. The existing equestrian buildings and associated facilities are also clearly visible from the first floor of Church Farm, and any extension to them would cause an increase in noise and activity, particularly as floodlighting and other means of illumination are likely to be installed and in frequent use. The bright glow any time from 1600 hrs on a winter's night would be most obtrusive. In addition, HGV and towing traffic must necessarily increase.

Mrs Macauley has talked with Mrs Newbould, her neighbour, about these issues of concern, and asked why the extended equestrian facilities could not be sited in front of Stonegrave House. Mrs Newbould thought that the fact that it is a listed house would make this unacceptable; it seems to Mrs Macauley and to me that this is no reason why Church Farm should bear the burden.

Sustainability - Holiday makers are notoriously bad at using recycling facilities meaning an increase in up to eight extra plastic refuse bags per week going to landfill. The pressure on the septic tank system (which will presumably have to be replaced and enlarged) will mean an additional risk to the watercourse which flows to the south.

Noise and light pollution will be an inevitable concomitant of the proposed development. With regards to the conversion/extension of the outbuildings. Four holiday cottages must, by definition, create extra traffic, as well as noise and light, without the same concern for neighbour's feelings. This could involve large groups including stag or hen parties. We are concerned that there may be velux windows installed that will not only overlook our property but will pollute the property with light. Light pollution is also a major concern with regards to the equine facilities, most notably the all-weather horse walker.

APPRAISAL:

The main considerations within the determination of this application are:

- i. Principle of the development
- ii. Form, Character and Impact upon Listed Buildings and Area of Outstanding Natural Beauty
- iii. Impact upon Neighbouring Amenity
- iv. Impact upon Access and Highway Safety
- v. Impact upon Ecology
- vi. Impact upon Flood Risk
- vii. Other matters, including consultation responses.

- i. Principle of the development

Policy SP8 (Tourism) highlights support for certain tourist accommodation in Ryedale, including the conversion of refurbishment of buildings and conversion of traditional rural buildings. Occupancy conditions are likely to be imposed to ensure such accommodation is not used as a sole of main place of residence and to ensure the accommodation is available for holiday lettings for a prescribed period of the year.

The response within the structural survey is noted and is acknowledged that subject to repairs, the buildings are considered to be suitable for conversion. The survey makes reference to a recommendation for a Copper Beech which falls within separate ownership to be removed. This tree is not afforded statutory protection and its removal is a civil matter between landowners. It is therefore considered that the principle of tourist accommodation in this location could in principle be acceptable.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy is supportive of new buildings that "are necessary to support land based activity and a working countryside, including for farming, forestry, and equine purposes."

The Design and Access Statement notes "*the stable block, storage barn and horse walker would be for the private use of the owners of Stonegrave House in associated with their land holding which extends to the east and south.*" Later within this statement in response to a request by the LPA for a justification of the size of the building, the following information was provided: "*Aside from the need for the building to accommodate up to 200 bales of hay, a list of the machinery required to maintain the land holding can be provided to the council on request. The number of horses which can be grazed on the applicant's blue lined land holding can extend to 14, hence the need for the size of stabling proposed.*"

The provision of equestrian facilities for private use in concluded to accord with the Ryedale Plan, Local Plan Strategy subject to the other considerations identified above.

ii. Form, Character and Impact upon Listed Buildings/Setting of Listed Buildings and AONB

Form and Character Assessment - Conversion to Holiday Accommodation:

The proposed buildings for conversion to holiday accommodation are located along the western boundary of the site. Four holiday units would be formed in these outbuildings, the run of listed buildings in close proximity to the access currently used as domestic storage would form Units 1-3 (2no. 1 bedroom units and 1no. 2 bedroom unit.) An unlisted single storey detached outbuilding located further into the site which would form Unit 4 (1no. 1 bedroom unit.) These are currently used as domestic storage and are constructed of stone, brick and pantiles.

The structural survey notes that Units 1, 2 and 4 would require stripping and re-roofing with replacement or localised structural repairs to the rafter, purlins and roof trusses as required.

The following aspects would be required to facilitate the conversion:

Building comprising Units 1-3:

- Installation of 6no. conservation roof lights
- Introduction of 1no. black anodised flue pipe.
- Installation of 1no. new window opening along side northern elevation.
- Reuse of existing openings with new glazing/doors where necessary, with existing units pinned back and retained where possible.
- Retention of leaded window of historic significance along southern elevation to be repaired.
- Installation of internal walls to subdivide spaces.
- Limited removal of sections of internal walls along within unit – within Unit 2 this is specifically designed to maintain the open truss appearance
- Limited removal of wall section to form patio

Unit 4:

- Introduction of a black anodised flue pipe
- Small lean to extension to the southern elevation (approximately 2.5m x 5.4m) incorporating a sheet metal roof following removal of gable end structure.
- Reuse of existing openings along eastern elevation
- Installation of 1 no. roof light

It is considered that in terms of the physical alterations proposed to facilitate the conversion, the scheme is sympathetic in nature. Further information is required in relation to external joinery which will be requested by condition and samples of the any new material to support the conversion including the proposed metal roof sheeting and brickwork proposed for the extension to Unit 4 will be requested if permission is granted. The proposed flues will be conditioned to be black anodised metal unless otherwise agreed in writing with the Local Planning Authority.

The structural survey notes repair to the roof of the outbuildings is necessary and the following point is noted in the D&A “*Building 1 (units 1 and 2) and building 5 (unit 4) also require stripping and re-roofing with replacement or localised structural repairs to the rafters, purlins and roof trusses as required.*”

The Building Conservation Officer has confirmed that the re-roofing of a Listed Building does not require listed building consent if best practice building conservation principles are followed. The agent has confirmed that they are content with a condition that, localised structural repairs to the existing roof structure should be undertaken where possible, with replacement works only undertaken where found to be structurally necessary. Traditional repairs undertaken, eg splicing and laying new timber alongside old, including any salvageable original timbers. Unless otherwise agreed in writing, prior to undertaking any replacement of timbers within the outbuildings hereby approved for conversion, details

of the sections to be replaced should be submitted for the prior written approval of the Local Planning Authority.

The agent also confirmed that any replacement floor boards/joists would be a like for like replacement and that cement mortar within building 4 would be replaced with lime mortar.

Form and Character Assessment - Equestrian/Barn Facilities:

The application also proposes the erection of a proposed equestrian facilities comprising storage barn with adjoining stables, which would be located to the south of the existing manege on lower ground than the main dwelling, as illustrated on the proposed sectional plan. A proposed all weather horse walker would be located further beyond this to the south.

It is noted that the Design and Access Statement confirms that the proposed equestrian facilities would be for private use and not for commercial purposes.

The proposed building has a significant floor area, spanning c43m x c10.8m, incorporating a footprint of c.464 square metres. This building has a relatively low pitched roof design, with a maximum height of c5.25m and an eaves height of c3.2m. This would incorporate quite a utilitarian appearance, by virtue of the scale and materials, which includes profiled roofing sheets and Yorkshire Boarding timber cladding. It has been confirmed by email that the profiled sheets would be 'Anthracite Dark Grey' which would help the building assimilate in this location. These materials would be conditioned for use if planning permission is granted.

The horse walker would have a maximum diameter of c12.5m with a maximum height of c3.35m. This is considered acceptable in terms of location and form.

These two elements would be located against a backdrop of significant mature landscaping when viewed from the public vantage points to the east, ensuring this does not appear incongruous. Their impacts is further limited by the orientation of the equestrian/barn building. In addition, further mature landscaping to the north of the proposed building would limit views from the north. The proposed materials are considered high quality in appearance and the building, whilst having a relatively footprint has a low profile. Furthermore it is not considered that this new building and horsewalker would result in overdevelopment of the site.

Heritage Considerations

A heritage assessment was prepared by ELG Planning, which has been reviewed. The heritage statement identifies the assets which have the potential to be affected by the proposed development and considers the significance and setting of the identified heritage assets in addition to other aspects, including the impact of the proposed development. This can be viewed in full on the planning file. The proposal which focuses on all aspects of the proposed development including the equestrian/barn building and horsewalker concludes that

- The proposed works have been informed by specialist heritage advice and result in the least amount of intervention necessary to enable the reuse... Design details have been incorporated to respect internal and external character and to preserve the historical and architectural values.
- Siting of the stables and horse walker to the south-west has ensured development does not impact views towards the house from the south-west of from the house to the south west. There is no interrelationship between this position and Stonegrave Minster.
- The proposal does not result in harm to the significance or setting of the Listed Buildings and therefore accords with both national and local policy.

The Council's Building Conservation Specialist who also visited during the preapplication process was consulted in regard to the associated application 19-00628-FUL. In response to that application they noted "*I have read the submitted Heritage Statement and concur with its details and findings. I have no*

objection to the principle of the proposal. I note that there is reference in the Design and Access Statement relating to the poor condition of the diamond pane leaded window which we sought to be retained as part of pre-application discussions. To my knowledge no information regarding the condition of the window has been submitted with the application and I would urge that was either added as a planning condition or addressed as part of this application."

The agent confirmed in an email dated 24th July 2019 that "The heavily leaded window will be retained and repaired." This will be subject to a planning condition to prevent its removal unless otherwise agreed in writing with the Local Planning Authority.

It is therefore considered that the proposal would not result in harm to the character or form of the Listed Outbuildings or detract from the setting or the significance of the other listed buildings in the locality.

Area of Outstanding Natural Beauty Considerations

The Area of Outstanding Natural Beauty Manager has responded stating: "*No comments to make on this proposal, as the points I raised at Preapp Stage appear to have been taken on board and incorporated into the final design.*" It is therefore considered that this proposal does not detract from the special character of the protected Area of Outstanding Natural Beauty and that Policy SP13 Landscapes is satisfied.

iii. Impact upon Neighbouring Amenity

The proposed buildings for conversion are located to the western boundary of the site. Church Farm is the closest adjoining property to the west which could potentially be affected as a result of the proposed conversion.

It is noted that along the facing side western elevation of proposed Units 1-3, new openings are limited to 2no. additional conservation roof lights. The cill point of these would be at least 3 metres above ground level, so this would not result in any additional overlooking.

Consideration has been given to the positioning of the existing openings that would serve the proposed Units 1 and 2. Whilst these are existing it is acknowledged that the proposed change of use would intensify the use of the buildings and this could have a potential impact upon amenity.

The two existing roof lights would be positioned high enough within the roof slope so that no harm in terms of overlooking could be experienced. The two larger windows at the most northerly point on Units 1 and 2 would each serve a bedroom but due to their positioning to the very north of the site, these would be located c32 metres from the nearest point of the neighbouring dwelling, at an oblique angle. Furthermore, the intervening grounds form the front garden of Church Farm. The position of the windows sits in close proximity to the public right of way, which runs to the north of the site therefore it is considered therefore that public views from a similar location can already be experienced to some extent. However, it is not normally considered that front gardens are afforded the same level of privacy as private rear amenity spaces. Officer's conclude that no additional harmful loss of privacy would be experienced from this point.

Unit 4 would incorporate no openings within the facing rear western elevation or side northern elevation and therefore no impacts upon privacy would be experienced from the occupation of this unit. The site plan indicates a patio area for this 1 bedroom unit which would be located to the south and which adjoins a section of the grounds in the ownership of Church Farm. A c1 metre high wall currently separates these areas but given the functional garden space and distance from the residential dwelling intersected by an outbuilding, it is not considered that a patio in this area would result in harmful loss of privacy of the private rear amenity space of Church Farm.

It is noted that the introduction of 4 new holiday units could result in additional noise generation by virtue of additional vehicular movements and the potential with associated outdoor recreation. However Units 1-3, by virtue of their layout, would incorporate outdoor seating areas to the east of the units, behind existing stone built buildings/walls without significant harm to amenity. The patio serving the 1 bedroomed Unit 4 would not benefit from significant buildings, however this is at a significant distance

from the dwelling at Church Farm.

It is considered that if permission is granted, the units would be conditioned to remain in the same ownership as Stonegrave House, to facilitate an onsite management presence that could address potentially harmful instances of disturbance. To protect future amenity, a condition preventing any new openings within Units 1 – 4 is also recommended.

It is noted that the Design and Access Statement confirms that the proposed equestrian facilities would be private and not for commercial purposes. This would limit significant journeys being created that could otherwise be associated with a new business.

The nearest part of the proposed stables would be located at a distance of c60 metres from the southern boundary of the garden at Church Farm and c110 metres from this main residential dwelling. It is not considered that this type of development would be likely to result in any harm to the occupiers of this adjoining property by virtue of loss of privacy or overshadowing. During the determination of the planning application, the openings on the stable building were relocated to the south western and south eastern elevation to limit any impact in terms of light pollution being experienced by the occupiers of Church Farm. It was noted that the horse walker would have no separate light but would benefit from its positioning to the south of the stable building. Whilst some views of this proposed building may be realised from this neighbouring property, the right to a view is not a material planning consideration. Notwithstanding this it is noted that the intervening orchard together with the low profile and sensitive materials of the building would aid in limiting its visual impact.

A consultation response has been received from the Council's Environmental Health Officer noting the following: *"With reference to the above planning application, I have no adverse comments with regard to noise, but recommend that the proposed holiday cottages be tied to Stonegrave house to avoid any potential separate ownership. This will facilitate the owners of Stonegrave House in the implementation of a noise management plan which can be monitored whilst the holiday cottages residents are on site to ensure no noise disturbance to neighbouring properties."*

With regard to the equestrian facilities, I request that prior to any development a waste management plan be in place to ensure there is no potential for nuisance from large accumulations of manure."

A plan illustrating the location of the current manure heap has been submitted to the LPA in advance of a decision being made, together with a supporting email received on the 2nd August 2019 indicating that the stables would be mucked out daily with waste immediately moved to the manure heap. The manure heap is located in fields under the applicant's ownership two fields to the south, at a significant distance from any residential properties and it was confirmed that this would be emptied every 2 to 3 months. This does not require the use of the access to the north of the site as there are separate accesses. This has been successfully used to date. A condition will be recommended to ensure that this manure management methodology is continued for use but that the LPA reserve the right to request amendments if it considered necessary.

iv. Impact upon Access and Highway Safety

North Yorkshire Highways have confirmed no objection to the proposed development. It was noted "The buildings for conversion to holiday use are all long standing existing structures which may well have had an allied vehicular use over the years. The principle of conversion and associated vehicular activity with a holiday use is therefore considered acceptable to the Highway Authority. Appropriate conditions were subsequently recommended.

The points raised in the letters of representation in relation to access and highway safety, including speeding within the village and holiday makers potentially being unfamiliar with the area have been noted. The concerns raised in relation to potentially enhanced levels of journeys associated with the equestrian/barn building are also noted.

The Highways Officer was made aware of these representations but maintained his original response position of no objection. It is noted that the site is already home to numerous horses, so the formalising

of their accommodation within the site may not result in significant additional journeys given their use of the surrounding fields for grazing.

It is not therefore considered that the proposal would result in no additional harm to access or highway safety.

v. Impact upon Ecology

MAB Ecology produced an Ecological Assessment in support of the application, which undertook Bat, Bird, Otter and Vole Surveys.

It concluded that no evidence was found within the buildings proposed for conversion of any bat roosts and no bat emergences observed during a separate survey. No further survey work was considered necessary.

Signs of nesting birds were found within Buildings 1, 2 and 4. Therefore a condition will be recommended in relation to the timing of works/precommencement checks to avoid harm to these species. There was no evidence of owls.

A walkover survey in relation to the proposed stable building was undertaken and no evidence of otter or water vole was found. It was noted that there is value for commuting and foraging bats therefore it was recommended that a low level lighting scheme is implemented. Details of lighting have been submitted and this will be limited to four lights in total on 2 elevations of the proposed building operated on a sensor basis that would be limited to 30 Watts. This is considered acceptable to limit potential harm to bats and a condition is recommended to ensure that any proposed additional lighting has the prior approval of the LPA.

vi. Impact upon Flood Risk

The proposed horse walker and stables are located in Flood Zone 3, this area does not serve as a functional floodplain as designated by the LPA and therefore this is considered to fall within Flood Zone 3a.

A Flood Risk Assessment was submitted in support of the application, which identified these proposed uses were 'less vulnerable' which the LPA concurs with.

The LPA is presently awaiting a final response from the Environment Agency in this regard which if available before the meeting will either be provided via the Late Pages or by a verbal update at the meeting.

The equestrian/barn building will see surface water drained to a new soakaway. A condition is recommended to ensure that soakaway details including percolation details are provided to the LPA for approval and the agreed method of surface water drainage is implemented prior to the occupation of the building.

vii. Other matters, including consultation responses.

The Parish Council did not respond to this application

Foul Water associated with the proposed holiday accommodation would be drained to the existing septic tank on site. A FDA1 form was completed in support of this proposal which discounted connection to mains sewers as these are not present in Stonegrave. The following comment was provided from the Planning Agent. *"The tank is located at the bottom of the existing stable yard, in a very good position for cottage 4 to link into. As far as I am aware the capacity of the tank is around 2000+ gallons, I was told this by Harpers when they emptied it (only the once in 6 years), obviously, it was built on a large scale to service the house with 10 large double bedrooms and some of the existing*

outbuildings (as they have sinks and toilets), considering there is only 3 of us living in the house full time it has more than enough capacity to accommodate the holiday lets.”

It is therefore considered that this will be sufficient to appropriately cope with the additional connections.. Surface Water from the buildings will drain to an existing soakaway and this is considered acceptable given the very limited amount of new footprint proposed. These aspects will also be controlled through the Building Regulation Process and it is not considered appropriate to replicate their regulatory responsibilities.

In light of the above assessment, it is considered that the principle of the proposed change of use of the historic outbuildings to form holiday accommodation is appropriate and acceptable terms of design, scale and materials subject to the recommended conditions. An appropriate level of residential amenity for occupants of neighbouring properties would remain and it is not considered that the proposed use would result in material harm by virtue of noise and disturbance, given the proposed condition ‘tying’ the new holiday accommodation to the main dwelling, allowing a close level of control. For this reason it is also considered that matters raised within relation to recycling can be dealt with if necessary by the on site management presence.

The proposed stable building and the horsewalker are considered acceptable in positioning, scale and design benefitting from appropriate construction materials and existing landscaping. Subject to condition, it is not considered that the proposed development would result in harm to residential amenity or the character of the locality, remaining for private use only.

The points raised in the consultation responses from and on behalf of the occupier of Church Farm have been addressed above.

Therefore subject to the identified conditions we can be satisfied that this proposal conforms with Policies SP1, SP8, SP9, 12, SP13, SP14, SP16, SP17, SP19, SP20 and SP21 of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework.

RECOMMENDATION: Approval

- 1 The consent hereby granted shall continue for a period of five years ending .

Reason:- To ensure compliance with Section 220 of the Town & Country Planning Act 1990 and with Regulation 13 of the Town & Country Planning (Control of Advertisements) Regulation 1992.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):
Site Location Plan (Drawing no. RYDC/5125/06)
Plans and Elevations As Proposed (Drawing no. RYDC/5125/03 Rev B) (Stables and Horsewalker)
Plans and Elevations As Proposed (Units 1, 2 and 3) (Drawing no. RYDC/5125/02 Rev D)
Proposed Site Plan and Section (Drawing no. RYDC/5125/05 Rev B)
Plans and Elevations as Existing and Proposed (Unit 4) (Drawing no. RYDC/5125/07)
Manure Management Plan (Rec'd 27/7/2019)
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The equestrian/barn building and horsewalker hereby approved shall remain in the ownership of the dwelling known as Stonegrave House. The use of these equestrian/barn facilities should not be used in any way which would relate to a commercial enterprise.
Reason: In the interest of preserving the character of the area and amenity of neighbouring properties in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Unless otherwise agreed in writing with the Local Planning details of the surface water drainage methods for the equestrian/barn building hereby approved, including soakaway

percolation test data shall be provided to the Local Planning Authority for written approval. The building shall not be brought into use until the agreed method of surface water management is provided.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the proposed stable building shall be completed with Yorkshire boarding and box profile roof sheeting in Anthracite Grey, as agreed with the agent in an email dated 24th July 2019.
Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 of the Ryedale Plan - Local Plan Strategy.
- 6 No additional external lighting beyond that agreed for use on the equestrian/barn building hereby approved shall be installed within the application site, without the prior written approval of the Local Planning Authority.
Reason: Inappropriate lighting in this exposed location is considered to conflict with the aims of Policy SP13 of the Ryedale Plan - Local Plan Strategy and may result in harm to residential amenity in discordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.
- 7 Unless otherwise agreed in writing with the Local Planning Authority, all stable waste shall be removed from site under the methodology described in the supporting information received from the applicant on the 2nd August 2019 to the location indicated in the manure management plan map. The Local Planning Authority reserve the right to seek alterations to the Manure Management Plan if necessary.
Reason: In the interest of the amenity of neighbouring properties in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.
- 8 The 4no. holiday units hereby approved shall remain in the ownership of the dwelling known as Stonegrave House.
Reason: In the interest of preserving the character of the area and amenity of neighbouring properties in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.
- 9 The holiday accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.
Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.
- 10 The holiday accommodation hereby permitted shall be available for commercial let for at least 140 days a year and no let must exceed a total of 31 days in any one calendar year.
Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.
- 11 The owners/operators of the holiday accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request. The register shall include full details of the following:
 - the main address(es) of all the occupiers of the accommodation hereby permitted
 - the start date of every one of the letting/occupation of all the occupiers of the accommodation hereby permitted
 - supporting evidence of the main address(es) of all the occupiers of the accommodation hereby permittedReason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in

relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 12 Notwithstanding the submitted details, prior to their installation, details of all new/replacement windows, doors and roof lights within the holiday accommodation hereby approved, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority. These shall be shown on a 1:10 scale drawing.
Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 13 Notwithstanding the submitted details, prior to the commencement of the conversion of the outbuildings for holiday accommodation, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the proposed holiday units the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 14 Notwithstanding the submitted details, all new flues for use within the holiday accommodation hereby approved, shall be completed in an anodised black finish.
Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, 16 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 15 In line with best practice building conservation principles, localised structural repairs to the existing roof structure should be undertaken where possible, with replacement works only undertaken where found to be structurally necessary. Traditional repairs should be undertaken where possible, eg splicing and laying new timber alongside old, including any salvageable original timbers.
Unless otherwise agreed in writing, prior to undertaking any replacement of timbers within the outbuildings hereby approved for conversion, details of the sections to be replaced should be submitted for the prior written approval of the Local Planning Authority.
Reason: To preserve the historic fabric of the listed building and to satisfy the requirements of Policies SP12 and SP16 of the Ryedale Plan - Local Plan Strategy.
- 16 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number RYDC/512/05 Rev. B for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
Reason: In accordance with Policy SP20 of the Ryedale Plan, Local Plan and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 17 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal
Reason: In accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 18 Unless approved otherwise in writing by the Local Planning Authority there shall be no

establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 19 Works to facilitate the conversion of the outbuildings shall not begin until an investigation and risk assessment of land contamination has been completed by competent persons and a report of the findings submitted to and approved in writing by the Local Planning Authority. This shall include an appropriate survey of the nature and extent of any contamination affecting the site, and an assessment of the potential risks to human health, controlled waters, property and ecological systems. Reports shall be prepared in accordance with Contaminated Land Report 11 and BS 10175 (2013) Code of practice for the investigation of Potentially Contaminated Sites.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

- 20 Where land affected by contamination is found which poses risks identified as unacceptable, no development to facilitate the conversion of outbuildings or remediation shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended holiday accommodation use has been submitted to and approved in writing by the local planning authority. The scheme must include proposed remediation objectives and remediation criteria, an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, and a description and programme of the works to be undertaken including the verification plan.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

- 21 Unless otherwise agreed in writing by the local planning authority, none of the holiday dwellings shall be occupied until the approved scheme of remediation has been completed, and a verification report demonstrating the effectiveness of the remediation carried out has been submitted to and approved in writing by the local planning authority. The verification report shall include a description of the works undertaken and a photographic record where appropriate, the results of any additional monitoring or sampling, evidence that any imported soil is from a suitable source, and copies of relevant waste documentation for any contaminated material removed from the site.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

- 22 In the event that contamination is found at any time when carrying out the approved conversion development, that was not previously identified, it must be reported immediately to the local planning authority, and work must cease until an appropriate investigation and risk

assessment must be undertaken. Where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

- 23 No new openings, other than those indicated on the approved plans shall be constructed within holiday accommodation Units 1 – 4 without the granting of planning permission.

Reason:- To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 24 Unless otherwise agreed in writing the diamond pane leaded window on the southern elevation of the outbuilding at first floor level shall be retained and repaired. This shall not be removed without the prior written approval of the Local Planning Authority.

Reason: To preserve the historic fabric of the listed building and to satisfy the requirements of Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.

INFORMATIVE(S)

- 1 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Additional protection is afforded to a number of birds listed on Schedule 1 of the Act. Operations likely to injure or kill any wild bird or damage its nest and operations likely to disturb a Schedule 1 species must be avoided. Therefore any work likely to affect any birds nesting on the site should be undertaken out of the bird nesting season ie no work between March and August inclusive."

- 2 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.