

Item Number: 7
Application No: 11/00905/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mrs L Warrington
Proposal: Demolition of warehouse/showroom building, change of use of existing dwelling to holiday let, change of use, alteration and extension of barn to a three-bedroom holiday let, change of use, alteration and extension of workshop building to 2no. three-bedroom holiday lets to include associated parking and amenity areas
Location: Beansheaf Farm Bean Sheaf Lane Pickering North Yorkshire YO17 6UE
Registration Date:
8/13 Wk Expiry Date: 7 October 2011
Overall Expiry Date: 17 September 2011
Case Officer: Alan Hunter **Ext:** Ext 332

CONSULTATIONS:

Yorkshire Water Services	No comment
Tree & Landscape Officer	No views received to date
Countryside Officer	Bat license required - recommend condition
Town Council	Concerned
Highways North Yorkshire	No views received to date
Environmental Health Officer	Recommend conditions
Neighbour responses:	None

SITE:

The application site comprises of a dwelling, detached barn and range of buildings currently used for business purposes. The site is accessed from a public highway to the east of the A169 and adjacent to the cross-roads with the junction leading to Kirby Misperton. The application site is located within the open countryside and planning permission was granted last year for 14 log cabins and wardens unit in the adjoining paddock.

PROPOSAL:

Planning permission is sought for the change of use of the buildings to form 4 units of holiday accommodation.

HISTORY:

Relevant planning history includes:-

- 2010: Planning permission granted for the siting of 14 log cabins and a wardens unit together with the formation of a pond in the adjoining paddock
- 2005: Planning permission granted for the erection of a building to form 2 no. workshop units with offices
- 2004: Planning permission granted for the erection of a single story extension to rear include conservatory
- 1992: Planning permission granted for the erection of a workshop and office and store retrospective

- 1989: Planning permission granted for the change of use and alteration of a barn to a holiday cottage
- 1989: Planning permission granted for the use of land for storage of fairground equipment and formation of an access
- 1989: Planning permission refused for the change of use and alteration of outbuildings to three holiday cottages, change of use of land from fair ground equipment storage to residential amenity land

POLICY:

National Planning Guidelines

PPS1 - Delivery Sustainable Development 2005
PPS4 - Planning for Sustainable Economic Growth
PPS7 - Sustainable Development in Rural Areas
PPG13 - 'Transport' 1994

Good Practice Guide on Tourism

Ryedale Local Plan

Policy AG5 - Re-use of rural buildings for business, commercial, industrial, tourism or recreational uses
Policy T3 - Access to the local highway network
Policy T4 - Accesses onto 'A' roads
Policy T7 - Parking
Policy TM2 - Hotels, guest houses and other visitor accommodation outside settlements

APPRAISAL:

The main considerations in relation to this application are:-

1. The principle of the proposed holiday accommodation;
2. The design and scale of the alterations proposed to the buildings;
3. Highway safety in terms of access to the public highway and access to and from the A169;
4. Ecology and protected species;
5. Impact upon the amenity of the adjoining neighbours; and
6. Drainage.

National Planning Policies, together with Local Plan policies seek to encourage and support tourism where possible. Policies AG5 and TM2 of the Ryedale Local Plan supports tourism development outside settlements in principle subject to the certain criteria being satisfied.

In this case, a tourism development has been approved on the site immediately to the south-east for 14 log cabins and 1 wardens unit. The principle of the proposed development is considered to be acceptable.

At present, the uses on the site comprise a dwelling with the range of outbuildings being used for business purposes including a snooker table business (sale and repair) and pool and gaming machine business. It is proposed that these uses would cease and the 4 holiday cottages would be created. The use of the existing dwelling as a holiday cottage itself does not require planning permission, but it is included in the description for clarity. As a result, there are no plans or elevations of this unit which lies adjacent to Beansheaf Cottage. The other buildings comprise a prominent stone barn adjacent to the highway, along with two smaller stone outbuildings, all have a clay pantile roof.

A structural survey of the most prominent stone barn has been requested, although this has not been received to date. Members will be updated at the meeting. The survey has been requested due to the age of the building. It is considered to be necessary to ensure the building can form the basis of the conversion without significant levels of re-building.

Amendments have been sought to the alterations proposed to the buildings. These have incorporated more agricultural style openings, limited the use of dormer windows to the inner sides, and generally improved the appearance of the scheme. The modern buildings attached to the stone buildings to be converted are to be demolished. A balcony is proposed on one of the units, but this is to be on the rear side and not readily visible. It is considered that the design alterations proposed are considered to be acceptable in this case.

The proposed holiday cottage uses are capable of having less impact upon the adjoining uses, than the current business use. There are not considered to be any material impact upon surrounding uses, including potential overlooking.

It is also considered that given the location of the proposed development adjacent to existing buildings, there will not be any material adverse impact upon the open countryside. Moreover, the improvements in the appearance of the buildings and the demolition of the modern buildings will improve the appearance of the area.

A bat survey has been undertaken which has revealed evidence of bats. The Countryside Management Officer has considered this report and recommended a condition regarding mitigation measures as detailed within the survey report. It is also acknowledged that a Bat Licence will be required to undertake the works. In the circumstances, it is considered likely that such a licence would be granted.

One of the key issues on this application is the access to the site from the A169. This particularly relates to vehicles accessing the site from the Malton direction as there is no right hand turn lane. Furthermore, the right hand turn lane for traffic approaching from Pickering to turn right towards Kirby Misperton extends past the turning from the onto Beansheaf Lane. As a result, this makes right hand turns to this site potentially hazardous from the Malton approach. In addition, movements from Beansheaf Lane directly across the junction to Kirby Misperton or turning right towards Pickering will be restrictive manoeuvres because of the alignment of the existing right hand turn lane. A Transport Assessment has been undertaken which claims that the movements to the approved log cabin site were over-estimated previously. It concludes that these movements are likely to be less, and with the additional movements from 4 holiday cottages, there should be no detriment to highway safety. This is an area where officers require the expertise of the Highway Authority and this has not been received at the time of writing this report. However, it is anticipated that this will be received in time for the Committee Meeting. Depending on the nature of the response, a further update report may be prepared for Members to consider. The Town Council has also raised concern regarding this issue.

There are not considered to be any issues associated with draining this site.

In the absence of the structural survey and the formal Highway Authority's response, it is not possible to make a recommendation on this application at this time.

Ryedale Local Plan - Policy T3 - Access to the local highway network

Ryedale Local Plan - Policy T4 - Accesses onto 'A' roads

Ryedale Local Plan - Policy T7 - Parking

Ryedale Local Plan - Policy TM2 - Hotels, guest houses and other visitor accommodation outside settlements

National Policy Guidance - PPS1 - 'Delivering Sustainable Development' 2005
National Policy Guidance - PPS 4 - Planning for sustainable economic growth 2009
National Policy Guidance - PPS7 - 'Sustainable Development in Rural Areas' 2004
National Policy Guidance - PPG13 - 'Transport' 1994

RECOMMENDATION: **Made at the Meeting**

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
PPS1 - Delivery Sustainable Development 2005
PPS4 - Planning for Sustainable Economic Growth
PPS7 - Sustainable Development in Rural Areas
PPG13 - 'Transport' 1994
Good Practice Guide on Tourism
Responses from consultees and interested parties