



Planning Department
Ryedale District Council
Ryedale House
Malton
North Yorkshire, YO17 7HH

5th April 2019

Dear Sir or Madam,

**SUBMISSION OF PLANNING APPLICATION – CHERRY GARTH FARM, FRYTON –
REFURBISHMENT & RE-USE OF EXISTING DILAPIDATED AGRICULTURAL BUILDINGS TO
EXPAND AN EXISTING HOLIDAY COTTAGE BUSINESS AND DELIVERY OF THREE
RESIDENTIAL DWELLINGS**

We write on behalf of our client's, the owner of Cherry Garth Farm, Fryton, to submit a full planning application and listed building consent application to Ryedale District Council (RDC) in relation to the development of two holiday cottages and three residential dwellings at the Cherry Garth Farm site.

The proposals include the refurbishment and re-use of existing dilapidated agricultural buildings to expand an existing holiday cottage business and deliver three residential dwellings.

Alongside the submission of the required forms and application fee, the following documentation is provided to support the proposals: -

- Site Location Plan
- Design & Access Statement
- Existing Site Plan
- Indicative Block Typology – Whole Site
- Proposed Floor Plans – Whole Site
- Proposed Elevation & Floor Plans - Each Barn
- Protected Species Survey

APPLICATION SITE BACKGROUND & CONTEXT

The Cherry Garth Farm site is currently used for residential, agricultural and holiday cottage uses. The existing holiday cottage business is highly successful and plays an important role in providing tourism benefits to the Ryedale area. Details of the existing holiday cottage business can be found online at www.cherrygarthcottages.co.uk. The site benefits from planning permission Ref. 13/00464/73A.

The proposals seek to expand the existing tourism role of the site and deliver enhanced economic benefits to the District. In order to ensure the immediate and long-term viability of the holiday cottage business, the proposals include the redevelopment of three of the site's existing redundant buildings for residential use. One of which (Barn 2 as identified on the enclosed plans) already has planning permission for conversion to three individual cottages.

The site's existing uses have operated in harmony alongside each other for a significant period of time. The application proposals will seek to deliver a small-scale intensification of the existing residential and holiday cottage use at the site. As the applicant lives on site and operates the agricultural use at the site, great care has been taken to ensure that the proposed development will not impact on the amenity and operation of the site and the surrounding area's existing uses.

THE PROPOSED DEVELOPMENT

Full details of the proposed development are set out in the enclosed application drawings and the Design & Access Statement. The submitted planning documents illustrate the following specifics of the proposed development: -

- Barns 2, 5 & 6 are proposed to be converted to residential dwellings.
- Barns 2a, 7 & 8 are proposed to be converted for use as holiday cottages and ancillary facilities.
- Barn 2, which benefits from planning permission for conversion to residential use, is proposed to be converted to a four bedroom residential cottage. The property will utilise the existing enclosed garden area to the south as its curtilage. Access to the cottage will be taken from the existing access utilised by the adjacent residential dwelling.
- Barn 5 is proposed to be converted to a three bedroom residential cottage. The property will utilise the existing enclosed courtyard area to the west as its curtilage, as well as the redundant agricultural storage area to the east. Access to the cottage will be taken from the existing access utilised by the adjacent holiday cottages.
- Barn 6 is proposed to be converted to a four bedroom residential cottage. Access to the cottage will be taken from the existing access located to the rear of the Farm House. The redundant agricultural storage area to the east of the building will be redeveloped and used as garden curtilage. A new stone wall entrance feature will be provided to delineate the residential use of the cottage and the adjacent holiday let use.
- Barn 2a, which benefits from extant planning permission for redevelopment to residential use (Ref. 13/00464/73A) is proposed to be redeveloped as an ancillary building to the holiday cottage use at the site.
- Barn 7 is proposed to be redeveloped as a 3 bedroom holiday cottage. Barn 8 is proposed to be redeveloped as a 4 bedroom holiday cottage. The two new holiday cottages will utilise the existing northern access point, with car parking being provided in a private/pergola covered area located to the north of them.
- The proposed development would not result in the external dimensions of any of the proposed buildings extending beyond the external dimensions of the existing buildings at any given point.
- The proposed development includes the removal of the existing agricultural building located closest to the application site. This building is redundant and no longer in use. As a consequence it is proposed to be removed in order to enhance the amenity of the development proposals.
- In order to delineate the proposed holiday cottage use, existing/proposed residential uses and agricultural uses at the site it is proposed to place a stone wall at the site's northern entrance which will split the proposed access routes and provide some screening of the agricultural use beyond.
- The proposals have been carefully considered to ensure that the development will not adversely impact on the character of the landscape surrounding the site. Indeed, the eastern area of the site will remain open and as such the redevelopment of the site in the manner proposed will enhance views onto the site from Slingsby.

- Full details of the high quality and sympathetic design of the development proposals are provided in the enclosed Design & Access Statement. The previous conversion of buildings for the existing holiday cottages were undertaken to a very high standard and this will be replicated for the proposed development.
- With regards to technical/environmental matters, the following points can be made: -
 - Transport and highways impacts of the development – The application relates to the conversion of existing buildings to three residential dwellings and two holiday cottages. The two proposed access points already exist, are not heavily trafficked and are used in association with the existing residential property and holiday cottages at the site. The development proposals will have an immaterial impact on the local highway network surrounding the application site.
 - Amenity Impacts – The site's existing uses have operated in harmony alongside each other for a significant period of time. The application proposals will seek to deliver a small-scale intensification of the existing residential and holiday cottage use at the site. As the applicant lives on site and operates the agricultural use at the site, great care has been taken to ensure that the proposed development will not impact on the amenity and operation of the site and the surrounding area's existing uses. The proposals also include the removal of an agricultural building located closest to the application site. This building is redundant and no longer in use. As a consequence it will be removed in order to enhance the amenity of the development proposals.
 - Contamination risks on the site – There are no contamination risks at the application site. This has been confirmed by the previous planning approvals at the site.
 - Flooding risks on the site – The site is located in Flood Risk Zone 1.
 - Ecology – A bat breeding bird and barn owl survey has been undertaken on each of the buildings to be redeveloped through the development proposals. A detailed building inspection in July 2017, and follow up dusk emergence survey, in August 2017 has revealed moderate level usage of the site by roosting bats. As development of these buildings will cause loss of the identified crevice bat roosts and is also likely to disturb bats, a European Protected Species (EPS) Licence will need to be obtained before works commence. A comprehensive method statement and detailed mitigation proposal measures are included in the submitted report and include; provision of replacement roost habitat including maternity roost habitat for the species of bat concerned, and restricting work that will affect the roosts to periods in the spring or autumn to avoid the vulnerable maternity and hibernation seasons. The report recommends that a check is made for active bird nests before demolition and if any are found then work should take place once any chicks have fledged in order to avoid disturbance. There will be no impact on barn owls.

The site's location, existing uses, previous planning approvals and the high quality of the proposed development combine to present a suitable case that planning permission should be granted for the proposed development.

With regards to siting, design and appearance, the enclosed Proposed Site Layout provides evidence of the sensitive siting of the proposed dwellings to ensure that an appropriate form of residential development can be provided.

We believe that the proposals fully accord with the principles established in Policy SP2 and SP8 of the Ryedale Local Plan Strategy document as they will: -



- Convert existing redundant traditional buildings and lead to an enhancement to the immediate setting of the site and surrounding area.
- Contribute to a sustainable and diverse economy.
- Support the provision of a range and choice of quality tourism accommodation.
- Not undermine the character of the area or prejudice the quality of the natural or built environment.
- Deliver an appropriate expansion of an existing holiday cottage business.
- Refurbish and re-use traditional rural buildings. No new build residential or holiday cottage accommodation is to be provided.

It is our view that there are no identifiable adverse impacts to the development proposals that would outweigh the benefits that the proposed development can deliver.

CONCLUSION

The proposals represent a sustainable and high quality development scheme that will deliver socio-economic benefits to the District, whilst ensuring there are no adverse environmental impacts.

This cover letter and the submitted documentation demonstrate that the proposals are fully in accordance with relevant national and local planning guidance. Accordingly, it is our view that planning permission should be granted for the development proposals without delay.

We trust that the submitted information will allow the Council to validate the application immediately. Should you wish to discuss any of the above, please do not hesitate to contact me on paul.butler@pbplanning.co.uk. We look forward to working with the Council on this development proposal.

Yours faithfully,

A rectangular box with a yellow border, intended for a signature, with a small blue arrow pointing to the right.

PAUL BUTLER
Director