



APPLICATION REF. 19/00316/FUL - CHERRY GARTH FARM, FRYTON

RESPONSE TO OBJECTION

We write on behalf of our client's, the owner of Cherry Garth Farm, Fryton, to provide a response to the comments raised in the one objection received to the above planning application.

Firstly, it is key to identify that only one objection has been received to the application by local stakeholders. Slingsby, Fryton & South Holme Parish Council have not objected to the scheme. Neither have any statutory consultees, including highways officers of North Yorkshire County Council.

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.

With regards to existing local planning policy, 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.

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.

The one objection received to the planning application comments on the following planning matters: -

- Sustainability & Size of Fryton
- Need for New Homes in Fryton
- Highways Impacts
- Amenity of Prospective Residents/Tourists
- Amenity of Existing Residents

We respond to each of the above matters in turn below.

SUSTAINABILITY & SIZE OF FRYTON

It is important to remember that the application site already benefits from planning permission Ref. 13/00464/73A. Within which Barn 2 as identified on the submitted plans already has planning permission for conversion to three individual cottages. This element of the planning permission has yet to be delivered. Accordingly, the development proposals do not seek to deliver any net additional homes beyond what has already been considered sustainable for the Village as established by the extant planning permission at the site.

The scheme includes the addition of two more holiday cottages, which will help to expand the existing tourism role of the site and deliver enhanced economic benefits to the District. 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 conversion of Barns 2, 5 & 6 for residential use will ensure the immediate and long-term viability of the holiday cottage business.

NEED FOR NEW HOMES IN FRYTON

Policy SP2 of the Ryedale Local Plan Strategy document supports the conversion of existing redundant traditional buildings which lead to an enhancement to the immediate setting of the site and surrounding area for Local Needs Occupancy.

The development proposals are fully in accordance with this policy requirement. Furthermore, and as identified above, the application site already benefits from planning permission Ref. 13/00464/73A. Within which Barn 2 as identified on the submitted plans already has planning permission for conversion to three individual cottages. This element of the planning permission has yet to be delivered. Accordingly, the development proposals do not seek to deliver any net additional homes beyond what has already been considered sustainable for the Village as established by the extant planning permission at the site.

With specific regard to the requirement of Policy SP2 which seeks to ensure that development will lead to an enhancement of the immediate setting of the site and surrounding area, we would comment as follows: -

- 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 previously submitted 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.

HIGHWAYS IMPACTS

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.

As the application site benefits from an extant planning permission which included the delivery of three residential dwellings from the site which are yet to be delivered, the development proposals would only

lead to the addition of two new holiday cottages above a form of development at the site that has previously been assessed to have no adverse impact on the local highway network.

The two holiday cottages will have an immaterial impact on traffic movements in the Village on account of not being occupied all of the time and on a more seasonal basis.

Furthermore, the development proposals have been assessed in detail by Highways Officers at North Yorkshire County Council. No objections have been raised. Officers have however requested the delivery of a new passing place within the applicant's land to the eastern edge of Fryton Lane to the south of the application site. The provision of the passing place will provide a benefit to all residents of the Village, especially as the traffic impact from the scheme is negligible.

AMENITY OF PROSPECTIVE RESIDENTS/TOURISTS

The site's existing uses at the site include residential, tourism and agricultural uses. All of which 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.

Furthermore, 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.

AMENITY OF EXISTING RESIDENTS

We are not aware of any complaints being made to the Council's Environmental Health Officer in respect of the existing tourism use at the site. Whilst the proposals will deliver a small-scale intensification of the existing holiday cottage use, the proposals are located a significant distance from existing residential properties and will be screened (visually/audibly) by the site's existing residential and agricultural buildings.

There is no evidence that the current use of the site and indeed the proposed use of the site will have any detrimental impact on the amenity of existing residents. The receipt of only one objection to the scheme from local residents confirms this.

CONCLUSION

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 submitted Proposed Site Layout provides evidence of the sensitive siting of the proposed dwellings to ensure that an appropriate form of residential and tourism development can be provided.

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.

The development proposals are fully in accordance with national and local planning guidance and planning permission should therefore be granted.