

**Item Number:** 12  
**Application No:** 19/01110/FUL  
**Parish:** Normanby Parish Meeting  
**Appn. Type:** Full Application  
**Applicant:** Mrs Julie Gill  
**Proposal:** Change of use of farmstead, conversion, extensions and alterations of barns and outbuildings to form wedding venue to include the creation of guest accommodation, ceremony room and reception room with associated parking and landscaping  
**Location:** Bridge House Farm Main Street Normanby Kirkbymoorside North Yorkshire YO62 6RH  
  
**Registration Date:** 23 September 2019  
**8/13 Wk Expiry Date:** 18 November 2019  
**Overall Expiry Date:** 8 January 2020  
**Case Officer:** Alan Goforth **Ext:** 43332

**CONSULTATIONS:**

*Initial consultation*

<b>Sustainable Places Team (Environment Agency)</b>	Holding objection- flood risk
<b>Normanby Parish Meeting</b>	No objection- comments in relation to overflow parking, licensing, no live music after 11pm, no outside music, no fireworks or lanterns and pathway link between the site and the village pub
<b>Highways North Yorkshire</b>	Comments- Await amended documents before making a formal recommendation.
<b>Environmental Health Officer (EHO)</b>	Request for Noise Management Plan (NMP)
<b>NYCC Natural Services</b>	Comments and recommend conditions
<b>Public Rights Of Way</b>	Recommend informatives

*Re-consultation on Noise Management Plan and amended plans confirming use of the retained agricultural sheds; extent of domestic curtilage and boundary treatment to the south; and additional/overflow parking.*

<b>Sustainable Places Team (Environment Agency)</b>	Holding objection- amendments required to Flood Risk Assessment
<b>Normanby Parish Meeting</b>	Take issue with the live music planned stop time of 1am and suggested a stop time of 11pm, similar to the adjacent Sun Inn
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Environmental Health Officer</b>	Comments- agree to all music ceasing by 12:30am subject to annual review of NMP
<b>NYCC Natural Services</b>	Previous comments remain- recommend conditions
<b>Public Rights Of Way</b>	No further response received

*Re-consultation on revised Flood Risk Assessment*

<b>Sustainable Places Team (Environment Agency)</b>	Response to be reported at Planning Committee meeting
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**Neighbour responses:** Miss Val Kavanagh, Mrs Clare Forsyth, Mrs Dorothy Bell, Ms Shirley Child, Mrs Carole Camp, Mrs Penny Ellison, Mr Philip Gospel

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**SITE:**

The proposed development site is a farm situated south east of the village of Normanby. The site amounts to 0.69 hectares and is outside village development limits and in the open countryside. The public highway (Barugh Lane) runs to the southwest of the existing arrangement of buildings and access is taken from the corner of the bend in the road.

The River Seven is approximately 30 metres to the west of the site and the western half of the site stands within Flood Zone 3. Site levels range from approximately 27.07m AOD on the site's south western boundary to 26.70m AOD on the sites eastern boundary, the topography of the site rolls over between the western and eastern boundary with onsite buildings having finished floor levels of between 27.12m AOD and 27.33m AOD.

Normanby Bridge (Grade II listed) carries the public highway over the river 100 metres to the west of the site. Public footpath number 25.68/11/1 runs west-east through the northern part of the site.

The land to the north, east and south of the application site is open agricultural land. The nearest residential properties are to the west beyond the river and road approximately 160 metres from the boundary of the application site (Granary Barn, Barn Farm & Chapel Cottage). Barn Farm Cottages are approximately 190 metres to the south west and Westfield House is approximately 200 metres south of the application site.

The site comprises the Grade II listed farm house which is occupied for residential purposes, holiday cottages and associated farm outbuildings including a series of traditional brick built barns (some of which are Grade II listed) and modern sheds. With the exception of the two modern agricultural sheds on the northern side of the farm yard the farm buildings are redundant and generally in a state of disrepair and some are at risk of collapse.

**HISTORY:**

19/01111/LBC- Conversion, extensions and alterations of barns and outbuildings to form wedding venue to include the creation of guest accommodation, ceremony room and reception room. Recommended for approval under delegated powers.

**PROPOSAL:**

Planning permission is sought for the change of use of farmstead, conversion, extensions and alterations of barns and outbuildings to form wedding venue to include the creation of guest accommodation, ceremony room and reception room with associated parking and landscaping.

The proposed development would convert the existing farm buildings, which are no longer required for agricultural purposes, to form a wedding venue with guest accommodation. The Grade II listed farm house would remain intact and continue to be occupied for residential purposes. Two existing agricultural sheds on the northern side of the farmyard would remain on site as existing. There is a range of small outbuildings on the western side of the farm yard that will be demolished. The proposed accommodation includes 12 guest bedrooms as well as a main ceremony room, reception room and bar, break out space, toilets, kitchen, storage and a front reception/office with laundry.

The proposed redevelopment of the site takes the form of four blocks of buildings located around a central courtyard as follows (refer to Existing Block Plan):-

## Block 1

Block 1 is Grade II listed and comprises four separate brick buildings attached to form a single block. The two storey barn is derelict, without a roof and in a state of partial collapse. There is an adjoining one and half storey byre and the other two are single storey buildings on the northern side (3 bay cart shed & horse wheel house).

Block 1 would be converted to primarily form guest accommodation (10no. rooms). There would be seven en-suite guest bedrooms at ground floor level together with a reception and plant/store room. At first floor there would be three en-suite bedrooms.

A new structure would be constructed within the shell of the existing brick walls of the partially collapsed two storey barn. This would retain the original fabric and brick façade of the listed building. The structural frame would form the two storey element which would be clad with metal panels (coloured rusty red) to the upper walls and roof. There would be rooflights installed in the south facing roof pitch. The height of the lean-to roof of the cartshed (bedrooms 1-3) would be increased by approximately 300mm. Generally the remainder of the buildings in Block 1 would have existing openings between brick piers retained and infilled with either vertical timber cladding, aluminium and timber framed windows or metal clad (flood) doors. The existing tiled roof of Block 1 would be repaired/replaced as required and conservation rooflights inserted in the pitched roof of the former horse wheel house. The internal floor would be raised due to flood risk in this part of the site.

## Block 2

Block 2 comprises of two adjoining brick built, two storey holiday cottages. A single storey brick building projects off the southern elevation. The building is in a good state of repair.

Block 2 would be guest accommodation (2no. rooms) comprising the bridal suite across two levels and bridal dressing room at the southern end of the building and a further guest bedroom across two levels at the northern end of the building.

The alterations would involve replacement of existing windows and the insertion of two new windows. There would be the infilling of the doorway in the west elevation with matching brickwork and creation of a doorway to replace a window on the east elevation. There would be two rooflights in the east facing roof pitch to provide natural light to the bridal suite bedroom.

## Block 3

Block 3 comprises of two single storey brick built barns either side of an open sided steel framed structure with corrugated roof covering. A small single storey lean-to brick built structure is attached to the northern elevation.

The corrugated roof covering would be removed and a new roof structure constructed above what would be the large open plan reception room. The brick built barns on either side would be converted to a bar on the eastern side and break out space linking to the reception room on the western side. There would be an extension off the south elevation of Block 3 to form a glazed 'Peach House' which would link to the reception room and would face onto the lawned garden to the south. Block 3 would also be extended northwards to accommodate the kitchens and toilets and a link corridor to Block 4.

The curved roof over the reception room would have a corrugated metal finish with rooflights with vertical timber cladding to the upper walls and the kitchen and toilet block would have the same roof covering material and matching brickwork walls.

## Block 4

Block 4 comprises a two storey L-shaped brick built barn with external staircase. The eastern end of the barn is derelict without a roof. A single storey brick building projects off the northern elevation.

Block 4 would be converted to form the main ceremony room with adjoining ante room and store. The windows and doors would make use of existing openings. There would be rooflights in the northern and southern roof pitches.

### External areas

The central courtyard would be landscaped with access to garden areas and external spaces between the blocks. An area for guest car parking and service vehicles is provided adjacent to the buildings with access directly off Barugh Lane. There would be 35 spaces in the farm yard to the north of the buildings between the two agricultural sheds that are to be retained. In addition the applicant has provided an amended plan showing overspill parking comprising 20 spaces to the east of the agricultural sheds adjacent to the service vehicle area.

The applicant states that it is anticipated that there will be 8-12 members of staff employed by the venue, and they are committed to employing people from the local area. In addition there would be indirect employment benefit for wedding suppliers (caterers, musicians etc.) and construction and maintenance workers.

The application is accompanied by a Design and Access Statement, Structural Report, Bat and Barn Owl Survey, Transport Statement, Flood Risk Assessment, Heritage Statement and a Noise Management Plan.

The applicant's Noise Management Plan (NMP), which was submitted following the initial comments from the EHO and concerns raised by the Parish Council and local residents, confirms the following restrictions on the operation of the venue:-

- A maximum of 40 weddings in a calendar year- expected to be held at weekends.
- A maximum of 120 day guests (plus the bride and groom) increasing to 150 in the evening.
- All live/amplified music played outside limited to the courtyard only and shall cease by 5pm.
- All live music played inside shall cease by 11pm.
- The main barn door of the reception room shall remain closed during internal live/amplified music except for ingress and egress.
- Musicians and speakers are to be positioned as close to the main dance floor as possible in the reception room.
- Speakers are to be directed towards the dance floor (i.e. facing away from the Peach House)
- All music at the venue shall cease by 12.30am.
- No fireworks used at the venue at any time.

### **POLICIES:**

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

### The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises  
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy  
Local Plan Strategy - Policy SP12 Heritage  
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

### Material Considerations

National Planning Policy Framework 2019 (NPPF)  
National Planning Practice Guidance 2014 (PPG)

### **REPRESENTATIONS:**

The Authority received six representations from local residents in response to the initial consultation exercise of which three raise objections and three raise concerns/comments. In summary the concerns relate to the following:-

- Noise disturbance would have an adverse impact on quality of life- loss of peace and tranquillity, specifically:
  - Noise from amplified music
  - The buildings would not contain the noise
  - Noise from guests when leaving late at night- loud voices, car doors and vehicle movements
  - Noise from use of fireworks
  - There should be a 11pm or midnight deadline for music
  - Noise disturbance would also have an impact on holiday makers in the area
- Additional traffic through the village
- The entrance is on a bend where visibility is poor
- Unlit road and lack of footpath link between the application site and the village
- Inadequate on-site parking facilities
- Lanterns and balloons are a hazard to wildlife and livestock
- Need for alternative nesting sites for protected species

The concern raised in relation to the potential future expansion of the proposed wedding venue is not a material planning consideration and, similarly, concerns raised in relation to potential drink driving and vehicles speeding are not matters for planning control.

The objectors were made aware of the Noise Management Plan document and amended plans showing the additional/overflow parking and seven representations were received of which six were from individuals who previously commented and raised concerns/objections. In summary the concerns relate to the following:-

- Noise disturbance from live music in the afternoon until 5pm followed by music until 1am
- Noise from guests when leaving late at night- loud voices, car doors and vehicle movements
- Request for all noise to cease at 11pm.
- There should be a restriction on the total number of weddings per year
- Road safety- Access is on a dangerous bend
- Inadequate on-site parking facilities

### **APPRAISAL:**

The main considerations in the determination of this application are:

- Principle of the development;

- Design, character and form and impact on designated heritage assets;
- Impact on residential amenity;
- Impact on highway safety;
- Flood Risk; and
- Protected Species.

### Principle of development

The site is within the open countryside, however, the principle of the development aligns with policies SP1, SP6 and SP9 as the proposed wedding venue with guest accommodation represents farm diversification and would contribute to the rural economy and create employment at the site. Policy SP6 supports small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity in line with the provisions of SP9. Policy SP9 supports the conversion of existing buildings and provision of new buildings to support appropriate small-scale rural economic activity in line with Policy SP6. It is considered that the development would align with the principle aims of these policies. Furthermore, the site contains designated heritage assets that are at clear risk due to the deteriorated state of the buildings. The proposed rebuilding and repair work to restore the Grade II listed barns would secure their future preservation and continued use of the historic buildings on site.

### Design, character and form and impact on designated heritage assets

Bridge House is a Grade II listed farmhouse dating from the late 18<sup>th</sup> century with later alteration and extension. The farm house does not form part of the proposals for the development of the site. The site also includes the Grade II listed barn, byre, cart shed and horse wheel house 10 metres to the north of the farmhouse (referred to as Block 1). The proposed works affect a building listed under the Planning (Listed Building and Conservation Areas) Act 1990 for its special architectural or historic interest. As such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed buildings and their settings.

The application is accompanied by a Heritage Statement that assesses the significance of the heritage assets and their settings and the impacts of the proposed development upon them.

The Grade II listed farm buildings (Block 1) are in a serious state of disrepair and partial collapse. The listed buildings date from the late 18<sup>th</sup> century and are unoccupied and redundant. The two storey listed barn is the most structurally compromised part of the complex. The cartshed and byre are later additions of much less historical significance included in the listing for group value. The structural survey highlights a high risk of future movement and further collapse.

The proposed development is the subject of an application for Listed Building Consent which is due to be determined under delegated powers. In response to that application the Building Conservation Officer has stated that this proposal which seeks to repair and re-use of the listed farm buildings is welcomed.

The Building Conservation Officer is of the view that the scheme is sensitive and responds to the significance of the site. The Building Conservation Officer states *“The extensions/introductions are considered to be appropriate as the individual elements i.e. peach house/agricultural shed/wrap around roof all respond to their micro contexts in a considered and sensitive way. The conversions of the buildings are considered acceptable as the harm caused by their domestic conversion can be balanced by their repair and retention.”*

The inner wall supporting structure that is proposed for the listed two storey barn with its modern sheet metal fabric to the exterior is a contemporary intervention that would be clearly distinct from the original brick building fabric and appears visually different. This approach to restoration and repair would allow the original brickwork to be retained. The structural frame would form the two storey element and metal cladding would wrap the upper walls and over the pitched roof. The structure would reflect the original massing of the two storey barn prior to collapse. The Building Conservation Officer

considers this to be a bold approach but one that is sensitive in utilising the material language and colour that already exists on site and a good way of retaining the existing brick fabric of the building.

The form and scale of the construction work to Block 1 is appropriate in its context and sensitive to the adjacent listed farm house. The farm house is a prominent building of higher architectural value due to its intact condition. Overall, it is considered that the setting of the listed farm house would be enhanced by the repair and restoration of the adjacent listed barns.

The Building Conservation Officer has requested detail of the curtilage/site boundaries to the south of the site which was duly provided and confirmed to be satisfactory subject to a condition controlling the boundary treatment and appropriate planting. The Building Conservation Officer has also requested the inclusion of conditions requiring the retention of ventilation slits where possible; controls on external lighting; a method statement on the construction works relating to Block 1; and standard conditions controlling materials and joinery.

Paragraph 192 of the NPPF advises that, in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed development will preserve and enhance the listed buildings by repairing, reusing and restoring them in a manner that does not detract from their historic character or architectural interest and retains as much of the original fabric as possible. The contemporary additions are bold but have been sensitively designed. Taking account of the existing situation and significant decay there are clear heritage benefits arising from the proposed development and the proposed development secures the optimum viable use of the listed buildings in accordance with the NPPF and Policy SP12.

To accord with Policy SP16 (Design) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings.

The overall scale, layout and form of the existing complex of buildings is retained and no major demolition of any traditional buildings is proposed.

The structural frame for the partially collapsed, listed barn in Block 1 would form the two storey element and metal cladding would wrap the upper walls and over the pitched roof. The intervention is modern and innovative and it would ensure that the listed building does not fall into further decay. The lean-to roof of the former cart shed in Block 1 would be raised but would retain the same profile and material covering (tiles). The new build extensions relate to Blocks 3 and 4 and are generally subservient in scale and form and do not detract from the character and appearance of the existing buildings. A new roof structure with a curved ridge profile would be installed in Block 3 above the reception room to reflect the existing roof style and would not unduly depart from the existing form of the building.

The proposed 'Peach House' would be a noticeable feature on the prominent south facing elevation of Block 3. The outward facing structure is a horticulturally inspired lean-to glasshouse that is relatively modest in relation to the scale of the adjoining building. It is considered that the size and construction materials for the Peach House are appropriate and its setting can be suitably landscaped with sensitive external lighting to ensure that it complements the appearance of the wider site.

The rebuilding work, repairs, alterations and extensions would utilise traditional materials sympathetic to the local vernacular and character of the site such as brick, timber cladding, pantile and corrugated metal. The proposals also seeks to maintain as much historic fabric as possible and not detract from the original appearance of the site when it was a working farm. Where traditional agricultural openings are apparent such as large cart shed opening and ventilation slits, these are to be reused and sensitively incorporated as window or door openings to retain the agricultural character.

The proposed additions and alterations are sympathetic and proportionate and reflect the historic character and appearance of the site in its design and detailing and in the choice of materials used for construction. The proposed development does not detract from the setting of the listed farm house at the

entrance to the site and would allow for the preservation, enhancement and reuse of listed buildings currently at risk. The proposal is considered to comply with the requirements of Section 16 of the NPPF and Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

#### Impact on residential amenity

As required by Policy SP20 (Generic Development Management Issues) the development should respect the character of the area without having a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community.

The surrounding land is predominately in agricultural use with the nearest residential properties being 160-200 metres to west and south west of the application site. The intervening land comprises the river, road and flood defences with mature tree planting on the river banks.

It is considered that there would be no impact outside of the site in terms of overlooking, loss of privacy or visual intrusion for other neighbouring land uses or occupants of nearby properties. Noise disturbance is the principal concern raised by both local residents and the Parish Council as detailed earlier in this report. The proposed development site is on the edge of the settlement in a rural setting adjacent to agricultural land. The background noise levels in the locality are low, particularly at night.

The Council's EHO has confirmed that, due to the separation distance between the proposed wedding venue and the nearest noise sensitive receptor, a full noise assessment and modelling is not required. The EHO requested a Noise Management Plan (NMP) applying the criteria based on the Institute of Acoustics "*Good Practice Guide on the Control of Noise from Places of Entertainment*". The NMP was subsequently submitted by the applicant and contents are summarised earlier in this report.

In response to the first draft of the NMP the EHO raised concern that the cessation of music at 1am was too late and this is was concern shared by local residents and the Parish Council. Following negotiation on this particular matter the EHO accepted the revised proposal that all music ceases by 12.30am on the basis that this will form part of the NMP annual review and should the 12.30am finish give rise to disturbance complaints the operator shall co-operate to agree an earlier finish time.

Policy SP20 requires that the proposed development would need to be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The concerns raised by local residents are noted and the development has the potential to have impacts in terms of noise disturbance and light pollution. In the interests of minimising light pollution a condition shall be included on any permission granted to secure the approval of any associated external lighting. The proposed use would generate a significant level of activity at the application site. However, the frequency of wedding events will be limited to a maximum of 40 per year. In addition the main guest related activity would take place on the eastern side of the site within the buildings and there would be limits on the hours of outdoor music. In addition the courtyard arrangement means that the existing buildings, which are predominately two storey, provide a degree of sound attenuation. The NMP makes various commitments on the operation of the wedding venue and compliance, monitoring and review will be required by condition. However, the proposed management plan and planning controls in the form of conditions would provide suitable mitigation to ensure that the site that would not give rise to material harm to existing levels of amenity experienced by the occupants of the nearest residential properties in compliance with Policy SP20.

#### Impact on highway safety

Policy SP20 advises that "*Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads*". There is local concern in relation to traffic movements, road safety and on-site parking provision.

Barugh Lane is a single carriageway subject to a 60mph speed limit. The access is in the south west corner of the site on the bend in the road.

The application is accompanied by a Transport Statement (TS). The TS confirms that the available visibility splays in both directions are above the recommended minimum distances set out within the Manual for Streets. The venue is likely to only be in use on a weekend and the majority of vehicle movements would avoid typical peak periods. The operation of the venue is unlikely to affect the operation of the public highway network in terms of capacity. The TS concludes that the residual cumulative impacts of the development are not severe.

There would be two parking areas on the northern side of the complex that link to the internal access road that runs to the west of the buildings to meet Barugh Lane. The central courtyard is accessible from all four blocks and would be car free and fully pedestrianised and safe circulation can be achieved.

There would be 35 spaces in the yard to the north of Block 1 between the two agricultural sheds and would include covered parking in the southern end of the eastern most shed. In addition the applicant has provided an amended plan showing overspill parking comprising 20 spaces to the east of the agricultural sheds adjacent to the service vehicle area north of Block 4. NYCC Highways have not raised concerns in relation to the proposed on-site parking provision. The site would function as a self-contained wedding venue with no requirement for guests to park off-site or within the village. Access to wedding events for those not staying at the venue would likely be by taxis and minibuses and car sharing would be encouraged as part of a Travel Plan. If permission is granted there would also be a condition that limits the total number of guests allowed for wedding events.

The two agricultural sheds positioned on the northern side of the farm complex that are due to be retained will not be used for the storage of arable crops. There will be no agricultural traffic on the site when the wedding venue is in use. The agricultural sheds would be accessed across adjacent farm land with no access off Barugh Lane and no conflict is anticipated.

The existing access is to be widened and the grass verges are to be regularly cut. NYCC Highways have no objections subject to the inclusion of conditions in relation to access improvements, visibility splays and cutting of the grass verge, parking and turning areas, a Travel Plan and Construction Management Plan.

The PROW Officer has no objections subject to the inclusions of informatives to ensure that the public footpath across the site and the adjacent bridleway are protected and kept clear of obstruction.

It is considered that the traffic associated with the proposed wedding venue would not have any significant impact upon highway safety and the proposals incorporates appropriate access and on-site parking and turning areas and complies with the requirements of Policy SP20.

### Flood Risk

Planning policy at the national and local level (Policy SP17) aims to steer new development to areas with the lowest probability of flooding. The western part of the site, which would comprise the majority of the guest accommodation, is within Flood Zone 3 and national planning guidance indicates that the proposed use includes ground floor guest sleeping accommodation classified as “*more vulnerable*”.

The application is accompanied by a site-specific Flood Risk Assessment. The Environment Agency have highlighted that during the course of the application process there has been an update to the flood map (Vale of Pickering Study), which shows a greater risk to the site than was previously understood. In light of this the Environment Agency has lodged a ‘holding’ objection on the basis of flood risk.

As requested by the Environment Agency the applicant has revised the Flood Risk Assessment to consider the residual risk to the development, such as a breach of the river defences. The

Environment Agency also requested that the applicant demonstrates that the ground floor sleeping accommodation will remain safe, i.e. dry over the lifetime of the development. The Environment Agency has suggested that this could be achieved by raising finished floor levels, such that any bedrooms are not affected by flooding, or by the use of flood proof doors that would prevent the ingress of water. The Environment Agency state that if these matters can be addressed the objection would be removed.

In response to the flood risk information now available the applicant has provided updated plan and elevation drawings that show increased internal floor levels (+27.562m AOD) and incorporation of flood doors on Block 1. In addition the ground floor bedroom initially proposed in Block 2 has been removed and will instead be used for living space and/or storage and all sleeping accommodation in Block 2 is now proposed at first floor level.

The revised FRA also confirms that a flood warning and emergency evacuation plan will be put in place for use should flooding occur whilst the development is in use.

It is anticipated that these mitigation measures will be adequate in meeting the Environment Agency's requirements for protecting the ground floor bedroom areas from the risk of flooding. However, the final Environment Agency response is awaited and will be made available with the late pages at the meeting of Planning Committee.

### Protected Species

Policy SP14 aims to conserve and enhance biodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features.

The Ecologist is satisfied with the ecological surveys that have been provided by the applicant and notes the findings in relation to bats and barn owl roosts. The Ecologist has requested that the proposed mitigation for barn owls, nesting birds and bats are secured by condition. The Ecologist has also confirmed that a bat mitigation licence will be required. If the mitigation recommendations are implemented in full the proposed development would not jeopardise any protected species or their habitats in accordance with Policy SP14.

### Conclusion

The proposed change of use and farm diversification is considered to align with the aims of policies SP6 and SP9 through the creation of employment opportunities and has the potential to make a positive contribution to the rural economy.

The proposed conversion, restoration and extension of the redundant traditional agricultural buildings would secure their future preservation and represents a viable use of the buildings without having an adverse impact on the character or appearance of the site or the open countryside. The scale, layout and design of the development would preserve and enhance the listed buildings and their settings.

Subject to highway improvement works to widen the existing access, the maintenance of visibility splays and a maximum limit on the number of guests the highways impact can be mitigated and would not result in any highway safety or capacity issues.

The concerns raised by local residents are noted and the development has the potential to have impacts in terms of noise disturbance and light pollution. However, the proposed management plan and planning controls in the form of conditions would provide suitable mitigation to ensure that the site that would not give rise to material harm to existing levels of amenity experienced by the occupants of the nearest residential properties.

With regard to flood risk the applicant has provided a revised FRA that proposes mitigation measures as recommended by the Environment Agency in response to the assessed risk. The revised FRA concludes that the site can be developed without increasing flood risk to the site itself and other sites

in the vicinity with the implementation of suitable mitigation measures. However, the final response from the Environment Agency is awaited and a conclusion on this particular matter cannot yet be reached.

**RECOMMENDATION:** **Approval** subject to the confirmation of no objections from the Environment Agency to the revised Flood Risk Assessment and any necessary flood risk and drainage conditions in addition to the following conditions:

1 The development hereby permitted shall be begun on or before ^;

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan ref. BHF/PL/001, dated 20.09.19.

Proposed Site Plan Key ref. BHF/PL/100 Rev 01, dated 09.12.19.

Proposed Site Plan ref. BHF/PL/101 Rev 01, dated 08.01.20.

Proposed Block 1 Ground Floor Plan ref. BHF/PL/102 Rev 01, dated 08.01.20.

Proposed Block 1 First Floor Plan ref. BHF/PL/103, dated 12.09.19.

Proposed Block 1 North & South Elevation ref. BHF/PL/104 Rev 01, dated 08.01.20.

Proposed Block 1 East & West Elevation ref. BHF/PL/105 Rev 01, dated 08.01.20.

Proposed Block 2 Floor Plans ref. BHF/PL/106 Rev 01, dated 08.01.20.

Proposed Block 2 North & East Elevation ref. BHF/PL/107, dated 12.09.19.

Proposed Block 2 South & West Elevation ref. BHF/PL/108, dated 12.09.19.

Proposed Block 3 Ground Floor Plan ref. BHF/PL/109, dated 12.09.19.

Proposed Block 3 North & East Elevation ref. BHF/PL/110, dated 12.09.19.

Proposed Block 3 South & West Elevation ref. BHF/PL/111, dated 12.09.19.

Proposed Block 4 Floor Plan ref. BHF/PL/112, dated 12.09.19.

Proposed Block 4 North & East Elevation ref. BHF/PL/113, dated 12.09.19.

Proposed Block 4 South & West Elevation ref. BHF/PL/114, dated 12.09.19.

Proposed Section A-A ref. BHF/PL/115, dated 12.09.19.

Proposed Section B-B ref. BHF/PL/116, dated 12.09.19.

Proposed Section C-C ref. BHF/PL/117, dated 12.09.19.

Proposed Section D-D ref. BHF/PL/118, dated 12.09.19.

Proposed North & East Site Elevations ref. BHF/PL/119 Rev 01, dated 08.01.20.

Proposed South & West Site Elevations ref. BHF/PL/120, dated 12.09.19.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Prior to the construction of any walling associated with the buildings/extensions hereby approved details and samples of the materials to be used on the exterior of the buildings 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 Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

4 Prior to the construction of any walling associated with the buildings/extensions associated with Block 1 (Grade II listed) hereby approved a detailed construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The construction method statement shall provide for the retention of ventilation slits in the original walls where possible.

Reason: To ensure a satisfactory construction works.

5 Prior to their installation, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance.

6 Prior to the laying of any parking or turning areas within the site details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and drainage.

7 Prior to the commencement of development details of the boundary treatment of the site (location, type, material & height) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary scheme shall be carried out in its entirety within 6 months of the approval of the details or such longer period as may be agreed in writing with the Local Planning Authority.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality.

8 The domestic and wedding venue curtilages shall be laid out in accordance with approved drawing ref. Proposed Site Plan Key ref. BHF/PL/100 Rev 01, dated 09.12.19 and retained for their intended purposes at all times.

Reason: In the interests of amenity.

9 Before the end of the first planting season (November - March inclusive) following the commencement of development or such longer period as may be agreed in writing with the Local Planning Authority, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

10 Full details of any new or additional external lighting at the site, including lighting for site security purposes, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include the position, height, angle of lighting, illuminance level and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the reduction of light pollution.

11 Prior to the commencement of development a plan showing the location of the proposed nesting boxes based on the recommendations contained within paragraph 4.2.4.2 of the Bat and Barn Owl Survey report shall be submitted to and approved in writing by the Local Planning Authority. All nesting boxes shall be installed and maintained in accordance with the approved details.

Reason: In order to take full account of protected species that maybe using the buildings and to satisfy Policy SP14 of the Local Plan Strategy.

12 All works shall be undertaken in accordance with the recommended mitigation and compensation for barn owls as set out in paragraphs 4.2.3.4 to 4.2.3.7 of the Bat and Barn Owl Survey report, dated August 2019 prepared by Quants Environmental Ltd.

Reason: In order to take full account of protected species that maybe using the buildings and to satisfy Policy SP14 of the Local Plan Strategy.

13 All works shall be undertaken in accordance with the recommended mitigation and compensation for bats as set out in paragraph 4.2.2.6 of the Bat and Barn Owl Survey report, dated August 2019 prepared by Quants Environmental Ltd.

Reason: In order to take full account of protected species that maybe using the buildings and to satisfy Policy SP14 of the Local Plan Strategy.

14 The following works relating to Block numbers 3 and 4 as shown on Figures 2 and 3 of the Bat and Barn Owl Survey report - demolition , roof stripping, scaffolding, pointing of masonry, soft strip, new doors/windows, internal conversion shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

- a) A license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.

Reason: To comply with the requirements of Policy SP14 of the Ryedale Plan, the Local Plan Strategy.

15 The maximum number of day guest shall be restricted to 120 (plus bride and groom) which can increase to a maximum of 150 guests in the evening.

Reason: In the interests of amenity.

16 The use of the site shall be restricted to a maximum of 40 wedding events per calendar year. The owners/operators shall maintain an up-to-date register of wedding event bookings that will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: In the interests of amenity.

17 All live/amplified music played outside shall be limited to the courtyard only and shall cease by 17:00 hours.

Reason: In the interests of amenity.

18 No live/amplified music shall be played within the venue later than 23:00 hours.

Reason: In the interests of amenity.

19 All music within the venue shall cease by 12:30am.

Reason: In the interests of amenity.

20 There shall be no use of fireworks or external light displays within the site.

Reason: In the interests of amenity.

21 The wedding venue hereby permitted shall be operated in accordance with the approved Noise Management Plan, dated December 2019 which includes the provisions for annual review of

the document and updates as necessary.

Reason: In the interests of amenity.

22 The wedding venue and associated accommodation hereby permitted, and shall remain, ancillary to the use of the dwelling currently known as Bridge House Farm and shall not be sold or let off separately from the main dwelling (Bridge House Farm).

Reason:- To ensure that residential amenity is not unreasonably affected.

23 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

c. The existing access shall be improved by widening and upgrading of construction specification in accordance with Standard Detail Drawing No. E20 Revision A (copy attached).

e. Any gates or barriers shall be erected a minimum distance of 13 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

24 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until a forward visibility splay is provided giving clear visibility of 46.6 metres measured 1.5 metres off the northbound channel line of the major road Main Street (and as shown on Drawing No. 10791-002 of Appendix E of the submitted Transport Statement). The maintenance height will be 0.25 metres above carriageway level at the adjacent channel and once created, this visibility area across the verge shall be maintained clear of any obstruction by regular grass cutting and retained for its intended purpose at all times.

Reason: In the interests of road safety.

25 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 No. BHF/PL/100 Rev. 01 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

26 Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works

i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason: To establish measures to encourage more sustainable non-car modes of transport.

27 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

28 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any off-site works, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development can be properly drained.

## INFORMATIVES

Condition 23- You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) 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.

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 team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) 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.

Any works to the buildings (including demolition) and any groundworks or vegetation removal is required to be undertaken without harming nesting birds or destroying their nests. The main nesting and breeding season runs from 1 March to 31 August. If this is unavoidable checks should be undertaken by

a suitably qualified ecologist prior to any works. If nesting birds are found during the watching brief, disturbance and destructive works will need to stop until the young have fledged.