

**Item Number:** 7  
**Application No:** 20/00568/FUL  
**Parish:** Nawton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr & Mrs B Brewer  
**Proposal:** Erection of 1no. purpose built two bedroom holiday let following demolition of outbuildings with associated parking and landscaping  
**Location:** Land At Snape Hill Nawton Helmsley

**Registration Date:** 26 June 2020  
**8/13 Wk Expiry Date:** 21 August 2020  
**Overall Expiry Date:** 28 July 2020  
**Case Officer:** Niamh Bonner **Ext:** 43325

#### CONSULTATIONS:

<b>Yorkshire Water Land Use Planning</b>	No comments
<b>Tree &amp; Landscape Officer</b>	Recommendations
<b>Nawton Parish Council</b>	Objection
<b>Highways North Yorkshire</b>	Recommend conditions

**Neighbour responses:** No responses received

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#### SITE:

The application site relates to a range of adjoining outbuildings associated with no 1 Snape Hill, Nawton, which is accessed via a private driveway located to the south of the main A170, to the east of the main village. Within Snape Hill there are 4 residential dwellings, each with traditional private rear garden space to the north east. These properties also benefit from additional space for detached garaging/outbuildings forward of the dwellings to the southern side of the access lane. The application site is part of this additional amenity space for no. 1 Snape Hill. The outbuildings are located approximately 12 metres to the north east of the dwelling.

The site is located within an Area of High Landscape Value. There is a group Tree Preservation Order (no351) on trees to the north and north west of the site directly along the A170. It is noted that whilst some limited trees are proposed for removal as part of this application internally within the site, these would have no effect on the protected trees.

#### PROPOSAL:

This application seeks approval for the erection of 1no. purpose built two bedroom holiday let following demolition of outbuildings with associated parking and landscaping.

#### HISTORY:

There is no relevant planning history.

#### POLICIES

Local Plan Strategy - Policy SP8 Tourism  
Local Plan Strategy - Policy SP13 Landscapes  
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

## **REPRESENTATIONS:**

The Parish Council made the following comments: *“Nawton Parish Council submit an objection on the ground that the building is outside development limit.”*

No further responses from any third parties were received.

## **APPRAISAL:**

The main considerations within the determination of this application are:

- i. Principle of the development
- ii. Form and Character
- iii. Impact upon neighbouring amenity
- iv. Other matters, including consultation responses.

- i. Principle of the development

The application site falls outside of the Nawton Development Limits. However in relation to new tourist accommodation in the Wider Open Countryside, Policy SP8 (Tourism) of the Ryedale Plan - Local Plan Strategy is supportive of *“new touring caravan and camping sites and static caravan and chalet self-catering accommodation...that can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality.”*

In this instance, the development is constructed with stained weatherboard and has the appearance of a chalet and therefore the principle of the development is considered to accord with this policy.

Consequently, subject to the assessment of the other main considerations detailed above, including an assessment on potential impacts upon the character of the locality, this proposal is considered acceptable in principle.

This is however subject to time-limited occupation restrictions to ensure that the building would only be used for holiday purposes and not as a person's sole residence as detailed within Policy SP21 (Occupancy Restrictions) of the Ryedale Plan - Local Plan Strategy.

- ii. Form and Character

The existing timber outbuildings span approximately 12.6 metres x 4.85 metres with a maximum roof height of approximately 2.45m. This proposed new two bedroom holiday let would span approximately 14.6 metres x 5.1 metres. It would incorporate a pitched roof design with a ridge height of approximately 4.1 metres and an eaves height of approximately 2.7 metres. The building could be completed with stained weatherboarding and a profiled steel roof in anthracite grey.

Following the removal of a small section of non protected landscaping, two parking spaces would be provided to the east, together with a small garden area that would be completed with low wicket fencing.

The site would be well landscaped by a well established hawthorn hedge directly to the west, spanning approximately 2.8-3 metres in height that would effectively landscape the bulk of the new building.

Furthermore, to the north, there is a large and well established bank of dense landscaping. The 21 protected trees to the north and north west of the application site and these will also help limit glimpsed

views of the building from the A170. The mature tree planting continues along the A170 to the north east. Although the site is a little more open to the due east, there is some hedgerow surrounding the parking area directly opposite the proposed building). There is also a tree directly to the south of the proposed building.

The materials are considered to be appropriate, with the shiplap cladding mirroring the appearance of the existing outbuildings and the anthracite grey roof helping to ensure the pitched roof structure would assimilate with the surrounding landscaping from distance views. Given these are detailed on what would become the approved plans, a separate condition is not considered necessary. Also, given that the building would maintain a similar footprint to the existing structure, it is not considered that this would form 'sporadic' development in this location, further aided by the significant surrounding landscaping and that this would maintain the special value of the Area of High Landscape Value.

The Tree and Landscape Officer has made comments on this original proposal and sought confirmation on the proposed construction/foundations of the building to ascertain whether there would be any incursion into the root protection area of the tree to the south. It was noted that they would support a non dig construction for the parking area and some extra planting in the garden area was requested.

The Agent has confirmed in an email dated 12th August that the building could be completed in a reinforced raft to prevent excessive digging and provided a plans to confirm this. Revised plans were received which illustrated the proposed building would be moved 800mm to the north to avoid the root protection area of the existing tree to the south. They also confirmed for the parking area, only the topsoil would be removed to facilitate rolled hardcore and gravel on terrain matting, to facilitate rainwater ingress. Following the request from the Tree Officer, a new tree will be provided to the north of the building. This is marked on the revised plan and several potential varieties (as recommended by the Tree Officer) are detailed on the plan, which would become the approved plan. Therefore a commensurate tree condition will be recommended. It is considered appropriate to condition that the proposed rafted foundation construction is undertaken in accordance with the submitted details to protect the existing landscaping.

Additionally, it is considered appropriate to seek prior approval of any new lighting proposed to serve this development, given its location set away from the grouped residential dwellings and setting within the Area of High Landscape Value.

iii. Impact upon neighbouring amenity

Due to the positioning of the proposed building, is not considered that this proposal would result in any loss of privacy or instances of overshadowing of neighbouring dwellings, including those along Snape Hill and Red Roofs, located approximately 50 metres to the east.

The use of this building for holiday accommodation would potentially increase number of vehicle movements along the lane, however given the positioning of the application site, this should have a limited impact upon any neighbouring residents.

It is also considered appropriate to condition the ownership of the holiday cottage to remain tied with no. 1 Snape Hill as this would provide an onsite presence should issues arise.

iv. Other matters, including consultation responses.

North Yorkshire Highways have confirmed no objection to the proposal, noting that Snape Hill is a private access lane which is accessed from a layby off the A170. They recommended a condition in relation to ensuring the proposed parking is retained for its intended purposes.

Yorkshire Water confirmed that they have no comments to make in regard to this proposal. Surface water would be drained to a soakaway. Whilst this will ultimately be controlled by Building Control, a condition is recommended to ensure that the prior to the construction of the development, the suitability of the site for a soakaway is established in accordance with the relevant British Standards and provided to the satisfaction of Building Control. Should this found to not be suitable for a soakaway,

then the prior written approval of the Local Planning Authority will be required for an alternative means of surface water disposal. The holiday let would connect into the mains sewer for foul drainage.

The Parish Council response has been addressed above and it is considered that this proposal accords in principle with Policy SP8 of the Ryedale Plan, Local Plan Strategy.

No other third party representations have been received.

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

**RECOMMENDATION:                      Approval**

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

Proposed Plan Including Elevations, Floor Plan and Proposed Block Plan(Drawing no. 20-1329-2 - Amended 20th August 2020).

Raft Foundation Plan.

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

3            The holiday cottage hereby approved shall remain in the same ownership as the property currently known as 1 Snape Hill, Nawton.

Reason: In the interests of the amenity of existing and future occupiers and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4            The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason: To comply with the requirements of Policy SP8 and SP21 of the Ryedale Local Plan Strategy.

5            The accommodation hereby permitted shall be available for commercial holiday lets for a least 140 days a year and shall only be used for holiday letting to the same person, groups of persons or families for period(s) not exceeding a total of 31 days in any one calendar year. The accommodation shall not be used as the sole, or main residence of any occupant.

Reason:- The site is located in an area where policy does not support permanent residential accommodation, and to satisfy the requirements of the National Planning Policy Framework and Policies SP8 and SP21 of the Ryedale Plan - Local Plan Strategy.

6            The owners 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.

Reason:- In order to ensure that the holiday accommodation is not used for unauthorised permanent occupation, and to comply with Policy SP2 of the Ryedale Plan - Local Plan Strategy

7            No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority on drawing no. 20-1329-2 as amended on the 20th August 2020). Once created these areas must be

maintained clear of any obstruction and retained for their intended purpose at all times.  
Reason for Condition: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

- 8 Unless otherwise agreed in writing with the Local Planning Authority, all surface water from the holiday let hereby approved shall be directed to a soakaway in accordance with the British Standard requirements to the satisfaction of an approved Building Control Inspector. If this cannot be provided satisfactorily, the LPA must be advised and prior written approval for another method of surface water disposal agreed in writing.  
Reason: To ensure that no foul discharges take place until proper provision has been made for their disposal and to satisfy the requirements of Policies SP17 and SP19 of the Ryedale Plan - Local Plan Strategy.
- 9 Unless otherwise agreed in writing with the Local Planning Authority, no additional external lighting shall be installed within the application site, without the prior written approval of the Local Planning Authority.  
Reason: Inappropriate lighting in this location may result in harm to amenity and impact upon the character of the Area of High Landscape Value in discordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.
- 10 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be undertaken in accordance with the submitted 'Raft Foundation' Plan.  
Reason: To ensure the longevity of the existing and proposed landscaping in accordance with Policies SP16 and SP20 of the Ryedale Local Plan Strategy.
- 11 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be undertaken in accordance with the landscaping scheme contained within the Proposed Plan (Drawing no. 20-1329-2 - Amended 20th August 2020).  
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 in accordance with Policies SP16 and SP20 of the Ryedale Local Plan Strategy.