

Item Number: 16
Application No: 22/01306/FUL
Parish: Ganton Parish Council
Appn. Type: Full Application Major
Applicant: Mr and Mrs Nicholas Wrigley
Proposal: Change of use of agricultural land to form extension to the domestic curtilage, demolition of the existing dwelling and modern agricultural building to the north, erection of 1no six bedroom detached replacement dwelling, change of use, alteration, renovation and restoration of existing traditional former agricultural buildings to domestic use , with associated additional section of driveway, parking spaces and landscaping, together with the installation of a ground mounted solar pv array of 30.no solar panels and 2no. air source heat pumps

Location: Warren House Farm, Ganton Hill, Ganton, Scarborough, North Yorkshire, YO12 4PG

Registration Date: 28 November 2022
8/13 Wk Expiry Date: 23 January 2023
Overall Expiry Date: 22 February 2023
Case Officer: Kevin Riley **Ext:** 43269

CONSULTATIONS:

Local Highways Authority	No objection
NYCC Ecology	Recommend Conditions
Environmental Health	No objection
Ganton Parish Council	No comment received

Representations: None received

SITE:

Warren House Farm forms part of the Ganton Estate, and is located high in the Yorkshire Wolds and within the Wolds Area of High Landscape Value. The site is very isolated, being approx. 2.8km to the northwest of the nearest village of Foxholes and 800 metres from the closest neighbouring dwelling. It is accessed via a paved farm track and is approximately 800m from the public highway. The site is almost completely encompassed by a well-established shelter belt of trees. There is an 80 metre break in the tree belt to the south, which affords far reaching views over the southern landscape. Within the site are traditional farm buildings arranged in a quadrangle and constructed in coursed chalk block with red brick detailing. The northwest section has been unsympathetically extended with concrete block walling and a new roof structure of profiled sheet asbestos material. The existing house forms the southern termination of the eastern range of buildings and is formed in red brick with concrete sills and a slate roof. There is a 'modern' agricultural building, to the north of the estate road that is currently used for storage.

The applicant states that the traditional farm buildings ceased to be used for agricultural purposes approximately 50 years ago and are currently used as ancillary storage spaces and stabling etc. for the dwelling house.

PROPOSAL:

Planning permission is sought at Warren House Farm for the demolition of the existing dwelling and the modern agricultural building to its north, the erection of a replacement dwelling, renovation and restoration of its existing traditional former agricultural buildings, with associated revised access and parking arrangements, landscaping, the installation of a ground mounted solar panel system and a change of use of agricultural land to form an extension to the domestic curtilage.

The new house will be of a traditional Georgian design using traditional materials, designed to fit in with the local vernacular. The traditional outbuildings of the courtyard are in need of some renovation, and the proposal will create the opportunity for the removal of poor-quality, unsympathetic materials used in earlier alterations to the north range of building and for its restoration. Repointing of outbuildings will be in hotlime mortar to match the existing. No new openings are proposed in the retained buildings excepting that a door on the west elevation of the west range will be enlarged to allow access for the new plant room.

The applicant advises that the proposed materials will be of the highest quality using locally produced handmade bricks with lime pointing, bespoke painted hardwood double hung sash windows, and painted cast iron rainwater goods. The roof finishes will be new Westmoreland slate laid in traditional diminishing courses.

The existing garden curtilage will be extended out to the west in line with the west side of the traditional outbuildings, to allow the new centralised position of the house at the southern end of the courtyard. The new garden area will have a sunken terrace in front (south) of the centre of the house.

A former pond to the southwest corner of the buildings will be reinstated and this will serve as surface water attenuation to minimise potential for run off and encourage biodiversity.

To the rear of the house there will be a new road leading from the exiting track to the courtyard entrance at the rear of the house. The new courtyard will provide a new parking area.

The hard standing area around the existing modern agricultural shed will be broken up and the area returned to grass paddock for grazing. The paddock areas will be fenced with metal estate railing.

The utilitarian modern agricultural building to the north of the site is now surplus to the requirements of the Estate and its demolition will provide the siting of the proposed ground mounted solar panels which will be screened from the house by a new hedgerow.

RELEVANT PLANNING HISTORY:

None relevant

POLICIES:

Ryedale Local Plan Strategy 2013

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 relevant Development Plan policies for the determination of this application are:

- Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy
- Local Plan Strategy - Policy SP12 Heritage
- Local Plan Strategy – Policy SP13 Landscapes
- 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 SP18 Renewable and Low Carbon Energy
- Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
- Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Planning Policy Framework

- Section 5. Delivering a sufficient supply of homes
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

REPRESENTATIONS:

No third party representations have been received.

No reply has been received from the Parish

APPRAISAL:

Main issues:

- The principle of the development in the wider open countryside
- Impact on the character of the landscape
- Design and Heritage

Principle of the Development

Policy SP2 *Delivery and Distribution of New Housing* supports the construction of replacement dwellings in the wider, open countryside. Policy SP18 *Renewable and Low Carbon Energy* supports development that generates renewable and/or low carbon sources of energy providing it can be satisfactorily assimilated into the landscape. As such, the principle of the proposal to build a replacement dwelling, including the conversion of traditional barns to domestic use, and to replace a redundant barn with solar panels is considered to be in accordance with local policy, subject to compliance with the other policies in the Local Plan.

Impact on the landscape

The site is almost completely encircled by a well-established tree belt which is shown on Ordnance Survey Maps dating back to 1851. The tree belt and surrounding land is under the ownership of the applicant.

The southern elevation of the existing house is approx. 7.4 metres high by 17.8 metres wide. The southern elevation of the proposed house is approx. 9.4 metres high by 33 metres wide. Clearly the proposed dwelling would appear significantly larger than the existing dwelling. However, because the site is almost completely encompassed by a well-established shelter belt of trees and there is no surrounding higher land which could afford views down into the site, the proposal will have limited visual impact in the landscape except where it can be viewed from the south; to the south there is a break in the tree belt which would allow a narrow range of views into the site. However, the nearest public road to the south is approx. 1km distant and the nearest public footpath approx. 2km distant. Additionally, the topography of the land limits any public views of the site to long distance views from the opposite side of the valley, some 2 to 3 km to the south. In addition, the proposed dwelling would be framed in views by the existing courtyard of farm buildings to the side and rear, the rear range of which sits on higher ground than the proposed dwelling. The proposed ground mounted solar panels would be screened by the existing farm buildings, a new hedgerow and the tree belt. The character of the site

itself will change from a farmstead and house to that of a country house in grounds. However, that would not appear unusual or out of character with the types of isolated farmsteads and country houses that are found within the Wolds landscape, especially on high ground and, for the reasons given above, it would not affect the wider landscape character.

The surrounding tree belt is of some age, being visible on an 1851 OS Map and it encircles the site at a significant distance; at between 50 and 150 metres. The proposed house is orientated to take advantage of the existing gap in the tree belt to the south which provides it with views over the landscape; removal of the tree belt would not improve the outlook from the proposed development and as a consequence the proposal is not likely to create a demand for its removal. Notwithstanding this point, although retention of the tree belt is desirable from an ecological and aesthetic point of view, its presence is not considered essential to the grant of planning permission; the character, design and scale of the proposed development would not look out of place in this landscape and the quantum of development that would be visible in long views is not significantly altered by the proposal in comparison to the status quo.

For these reasons it is considered that the proposal will not have a significant effect on the character and appearance of the landscape and therefore is in accordance with policy SP13.

Design

Policy SP16 (Design) of the Ryedale Plan Local Plan Strategy states:

“Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- *Reinforce local distinctiveness*
- *Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated*
- *Protect amenity and promote well-being*
- *To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*
- *The type, texture, and colour of materials, quality and type of building techniques and elements of architectural detail*
- *Topography and landforms*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings”.*

Policy SP20 also requires that *“New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses”.*

The existing farm buildings are an attractive arrangement formed in coursed chalk block with red brick detailing to the plinths, corners and door and window reveals. The house proposed for replacement is a traditional nineteenth century farmhouse which forms the southern termination of the eastern range of farm buildings and is constructed in red brick with concrete sills and a slate roof. Although a characterful dwelling, its principle rooms are small and the ground and upper floors have many changes in levels which the applicant has found makes the building unsuitable to be altered and extended to meet their living requirements. The dwelling is not listed and it has been assessed as not having sufficient rarity value or historical interest to be considered as a non-designated heritage asset. The applicants Building Survey states:

Given the size and age of the property and its thermal inefficiencies and also given the current energy market, it is likely be unattractive to the market for re-letting even if some limited works were to be undertaken or an exemption granted, given that the current estimated EPC rating falls below the current legal requirement. When the current tenant vacates (they have already

given notice that he will not renew and remain), the property is likely to remain empty and will deteriorate further.

The submitted plans indicate a courtyard style of development based upon the layout of a traditional Yorkshire Wolds farmstead. The design for the replacement house is based on a traditional high-status Georgian farmhouse. Although large, the proposed dwelling is nevertheless considered to be in proportion and in keeping with the existing large range of traditional former farm buildings. The proposed development also includes the rebuilding and restoration of the traditionally built barn on the northern range; the unsympathetic, modern alterations it has undergone will be replaced by brick columns and arches using reclaimed coursed chalk. The new roof finishes will be natural clay pantile to match the existing, and the ridge line will be continuous from the existing two storey pantile roof to the rebuilt gable on the northwest gable. The other traditionally built ranges will be sympathetically refurbished and retained, excepting southern end of the east range which will be demolished to facilitate the erection of the new dwelling and courtyard access. No new openings are proposed in the retained buildings but a door on the west elevation of the west range will be enlarged to allow access for the new plant room and external works are mainly for repointing, roof repairs and replacement doors and windows. The scale and character of the outbuildings will be retained and will remain subservient to the main house.

The applicant states that materials will be of the highest quality, using locally produced handmade bricks with lime pointing, bespoke painted hardwood double hung sash windows, and painted cast iron rainwater goods in order that the new dwelling and refurbished stone and brick built, traditional outbuildings complement each other and retain the traditional character of the site.

It is considered that the proposal respects the context of the existing traditional farmyard and its design is in accordance with policy SP16 and SP20.

Impact on the amenity of neighbouring property

There are no nearby neighbouring dwelling. Consequently the proposal will have no impact on the amenity of neighbouring properties.

Highway safety

The Local Highways officer has no objection.

Ecology

The applicant has provided a Bat, Breeding Bird and Barn Owl Survey of the site. The County Ecologist has commented:

The ecology report and planning statement confirm that the development as proposed would result in the loss of a small number of bat roosts, disturbance to a breeding site for Barn Owl and loss of several nest sites for barn swallow.

I would agree with the conclusions of the report, that with sufficient measures in place, the impacts from the proposals are capable of being mitigated and compensated. In general, I am supportive of the approach set out within the method statement at section 9 of the report and I would agree that this can be conditioned.

However, as there is the need for a number of features to be built into the development, or made available on site, including bat boxes, a barn owl temporary and permanent nest site and two buildings (current or new) to be made available for barn swallow. Assurance is needed from the applicant that these features can be accommodated on site. Ideally, a plan showing the indicative locations of the permanent and temporary features for bat, barn owl and swallow would be useful at this stage to provide certainty that buildings of the required type are available and there are no conflicts with the intended use.

I am also supportive of the reinstatement of the former pond and use of native species

In response to the County ecologist's comments the applicant has provided an additional plan showing the indicative locations requested. The County ecologist has provided a supplementary comment stating:

I am satisfied that this plan shows the indicative locations of the features required to provide mitigation, compensation and enhancement for species on site, in particular barn owl, bats and swallows. I would be happy for this to be secured by condition [...]

Land contamination

The applicant has provided a building survey by Carter Jonas. The report notes "We are not aware of any factors which might suggest that the subject property has been affected by contamination". However, in view of the site's former use as a farm it is considered prudent and necessary to attach a condition to the planning permission, if granted, that works shall cease pending investigation should contamination be discovered at the site.

A contamination Screening Assessment has been provided by the applicant.

The Environmental Health officer states no objection to the proposal.

Drainage

Surface water drainage will be into a soakaway. Waste water drains into a package treatment plant.

Conclusion

The proposed development is considered to comply with national and local planning policy and is recommended for approval, subject to the conditions set out below.

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 plans:

- Drawing No 126/ 1.01 Rev C Location Plan
- Drawing No 126/ 2.02 Rev A Proposed Site Plan
- Drawing No 126/ 2.04 Rev A Proposed Block Plan
- Drawing No 126/ 2.05 Rev A Proposed Ground and First Floor Plans - New Dwelling House
- Drawing No 126/ 2.06 Rev A Proposed Solar PV Ground Array
- Drawing No 126/ 2.07 Rev A Proposed Elevations - Sheet No. 1
- Drawing No 126/ 2.08 Rev A Proposed Elevations - Sheet No. 2
- Drawing No 126/ 2.09 Rev A Proposed Elevations - Sheet 3

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

- 3 Prior to the construction above damp proof course level of the dwelling hereby approved, details of all materials to be used on the exterior of the buildings that are 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 Policies SP16 and SP20 of the Ryedale Plan, the Local Plan Strategy.

- 4 The development hereby approved shall be undertaken in accordance with the biodiversity mitigation and enhancement measures detailed in the Bat, Breeding Bird and Barn Owl Survey Rev 1 dated August 2022 by MAB Environment & Ecology Ltd and Drawing No 126/2.10 Proposed Plan with Ecology Strategy. The development shall not be first brought into use unless and until these measures have been completed in full, unless otherwise first agreed in writing by the local planning authority. Thereafter the mitigation and enhancement measures shall be permanently maintained and retained unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of nature conservation and to meet the requirements of paragraph 174 of the National Planning Policy Framework 2021.

- 5 If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed. The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment

INFORMATIVE(S)

- 1 The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>