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**Authority:** Yorkshire Dales National Park Authority

**Type of consultation:** planning application

**Full details of application/consultation:** R/31/22R

Full planning permission (and Listed Building Consent) for conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities which include gym, sauna, laundry, retail space, cellar bar and tasting rooms; conversion and extension of the kennels to an events space; conversion of the Sawmill to an events space; construction of outbuilding to house electricity sub-station and provision of car parking areas

**At land at:** Marske Hall and the Sawmill, Marske

**Type of response:** Comment with concern

**Date of Submission:** 26<sup>th</sup> May 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy  
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## **Comment**

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application submitted on behalf of The Heritage Property Group, in the Yorkshire Dales National Park. CPRENY has taken the opportunity to review the documentation submitted in support of the application and whilst not objecting to the principle of the proposals do have concerns regarding over-development of the site.

The proposal seeks to convert Marske Hall, a Grade 2\* Listed building, into a 20 room apart-hotel alongside the conversion of the Grade 2 Listed buildings of the existing 'Kennels' and 'The Sawmill' into event spaces. It also provides additional car parking for the proposals. The Hall itself is already sub-divided into 10 open market apartments with 33 existing car parking spaces, the application proposes as additional 42 spaces across the site. There are no alterations proposed for the stables shown on the plans associate with the Hall at present. The existing site access is to be retained and unaltered.

The site is located in the north east of the Yorkshire Dales National Park, adjacent to the boundary with Richmond District Council and approximately 5 miles from Richmond. Marske Hall is located adjacent to the settlement of Marske, separated by the Marske Beck and Cat Bank (from which the site access is taken). The Marske Conservation Area extends to the blue line boundary of the site, however, although several Listed Buildings are on the site, they are not included within the Conservation Area.

CPRENY welcomes the attention given the internal alterations of the Hall itself and the fact that no extension to the footprint or substantial alteration to the building's facades have been proposed. Individually CPRNEY has no objection to the proposed development at any of the built locations within the overall red line boundary. However, cumulatively CPRENY are concerned that the site will effectively be over-developed, particularly should all elements be operational at any one given time. Separate to this application, and permitted in 2016, the Stables were consented to be converted into 9 units for either residential or holiday let and the retention of 1 open market dwelling along with 10 allocated car parking spaces. All together the approval of the current application alongside the 9 units in the Stables would provide 29 visitor accommodations. Further, the proposal allows for the Kennels to be converted into a café / smalls event space for use by up to 30 persons and also for the Sawmill to be an event venue for up to 70 persons.

Firstly, there seems to be a discrepancy with the number of car parking spaces at the site across the planning documents. Of the 33 car parking spaces currently on the site, it is not clear whether 10 of these are allocated to the Stables development or not – resulting in 23 spaces for the development associated with this application or if the 33 exclude this element of the site. The plans show 33 existing spaces, however, the application form states 22. A total of 75 spaces have been proposed across the site according to the submitted plans but the application form states 54. CPRENY are concerned that the total number of spaces provided would not serve all potential visitors to the site. Should both event spaces be occupied with the maximum number of guests (100), plus staff members – up to 11 FT and 22 PT (it is acknowledged that they may not all be present at any given time, however, should all facilities and accommodation be full it is not unreasonable to assume these numbers may be required on site, especially if catering), plus, 20 rooms in Marske Hall are fully occupied – and an additional 10 units in the Stables. Even if guests of the events stayed in the on-site accommodation, it is not clear that there would be sufficient car parking spaces, nor is it possible to determine that guests would be travelling in a minimum of 2 per car given the rural location.

Furthermore, given the intention to potentially rent out some of the space for private bookings or local infill events – it is not clear which car parking is intended for use by such people who may not reside in Marske and need a vehicle to carry products or displays – these people will not be included within any allocated 'staff' spaces as not employed by the venue. They would presumably park within remaining car parking spaces which could potentially see visitors parking 'off road' either on gardens, along the access road or adjacent local road network in order to attend events.

Of importance to the determination of this application is whether the local road network in this rural location is suitable for such a significant increase in vehicular movements at such a time when the operation might be run at full capacity. It is understood that an access is already provided and not required to be altered, however, no assessment appears to have been undertaken as to the suitability of the site as an event venue on local infrastructure. The applicant has stated that the operation will be available all week although likely to be busiest between Thursday and Sunday. Many events, like weddings, are also popular during the summer months, when the Yorkshire Dales is at its busiest in terms of visitor numbers.

The NPPF sets out at paragraph 111 that development that generates significant amounts of movement should be required to provide a transport plan and that an application should be supported by a transport assessment so that the likely impact of the proposal can be assessed. Given the nature of the local road network and the size of the hamlet of Marske, it is considered that a Transport Statement should be provided by the applicant prior to the determination of this application.

It is also surprising that consideration has not been given to the provision of electric charge points for cars on the site, especially given the Government's intentions towards climate change mitigation. The inclusion of dedicated cycle parking within the proposals is welcomed in this regard.

Secondly, and given the concerns above, it is not clear whether the applicant intends to operate the 'Doghouse' (converted Kennels) and the Sawmill at the same time. There is no information within the documents to show how these facilities will operate, other than the applicants expect them to be busiest between Thursday – Sunday but will be open all year round and during the week too. They have also set out that they will seek to host small scale local events (presumably craft fairs/ pop up displays etc) when not privately booked. Whilst the applicant has proposed operating times for these elements of the proposals with a strict music license to be adhered to (midnight) it is not specifically stated how these are actually intended to be operated.

It is understood that a noise impact assessment has been undertaken and submitted alongside the application to support the proposals. From this document it can be understood that the Doghouse is intended to be a conference facility with no background music, just amplified speech, whilst the Sawmill will be licensed for music. However, both facilities will provide a bar to be open until 11.30pm and close at midnight. Should the Council be minded to approve the application CPRENY consider that a condition restricting music should be attached to the approval of the Doghouse given that many conferences which feature evening meal packages or entertainment have an element of mood or background music at certain intervals. A condition restricting the use of music is considered appropriate given that live or louder music has not been assessed from this facility on the nearby residential receptors.

In summary, whilst the sympathetic conversions of the Grade 2 and Grade 2\* Listed buildings is welcomed and not objected to in principle, CPRENY believe that some elements of the proposals need greater clarification and consideration prior to determination, namely, how the actual facility will operate and the impacts of vehicular movements on the surrounding road network, including the impact of parking on the site.