



The countryside charity
North Yorkshire

Chair: Jan Agar

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Authority: North York Moors National Park Authority

Type of consultation: planning application

Full details of application/consultation: NYM/2021/0027/FL – conversion of building to 1 no. holiday letting cottage (revised scheme following refusal of NYM/2019/0738/FL)

At land at: Restoration Barn, Thornhill Farm, Goathland

Type of response: Support

Date of Submission: 15th March 2021

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
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the application for the conversion of a barn to a one-bed holiday cottage at the above address.

CPRENY understands the proposed development forms part of a wider diversification project operated by the applicant to sit alongside the current mixed enterprise of a 450-flock of sheep and rentable cottages with camp site. However, a unique aspect of this proposal is to provide a free weekend every month to cancer patients and staff from the Haematology Dept at James Cook Hospital in Middlesbrough for the purposes of respite and restoration.

It is understood that the applicant has agreed to film the proposed glazing and angle interior lighting to the proposed barn in order to protect dark skies and mitigate the impacts of the proposal.

The barn is situated within the curtilage wall of the farm steading and as such is considered to be the repurposing an existing building on the property. Whilst it is at a distance from the main farmhouse, it is not considered that at circa 38m to be sufficient a distance as to be considered 'isolated' by reference to the NPPF. As such, CPRENY support the restoration of the barn for the proposed use. Further, it is considered that there is support for this proposal in relation to Policy UE4 of the adopted NYM Local Plan. The barn is proposed to be a one-bed cottage and as such, refurbishing the original barn is not considered to be inappropriate in scale and will not detract from the overall character or appearance of the locality.