



# Planning Statement

The Yews, Stamford Bridge Road, Dunnington, York

## **1.0 The Site**

- 1.1 The Yews is located north of the settlement of Dunnington, approximately 6.5km east of the city centre of York. It is north of the junction of the Stamford Bridge Road (A166) at its junction with Church Balk to the south, which provides access to Dunnington.
- 1.2 The application site comprises the principal farm house (The Yews) which is located to the eastern side of the means of access to the A166. The Yews has an attached brick built barn to its north elevation, which is both single and two storey.
- 1.3 To the west of the access road into the site is Yews Cottage, a much smaller 2 storey dwelling. To the north of Yews Cottage is a fold yard beyond which is a pole barn. Between the pole barn and the barns attached to The Yews, is a grain drier.

## **2.0 Planning History**

- 2.1 There is no planning history afforded the site.

## **3.0 Site Constraints**

- 3.1 The site is outside flood zones 2 and 3. It is not classified as an area of archaeological importance. It does not contain any sites of importance for nature conservation or any trees which are the subject of a Tree Preservation Order. It is not in a Conservation Area or contain any listed buildings. There are no scheduled monuments on the site.

## **4.0 The Proposal**

- 4.1 This submission seeks planning permission for the following works:

The Yews: Conversion of part of attached barn to residential use at both ground and first floor. It is intended that stores 1 to 3 on the ground floor become open plan kitchen diner, pantry, utility room with stores 4 and 5 on the first floor being converted to 3 bedrooms. Intervention to the external appearance of the building has been limited.

The Stables: This single storey barn lies to the north of The Yews. It is proposed to convert this building into a 4 bedroom dwelling. An existing lean to on the north elevation will be demolished and be rebuilt to provide part of the kitchen/dining area.

The Yews Cottage: The proposal here seeks permission for a single storey rear extension with dimensions of 2.5m x 4m. The rear courtyard is enclosed by way of a new 1.8m wall, with wooden gate that provides access to 2 car parking spaces.

The Piggery: This is located to the west of Yews Cottage and adjoins the fold yard, the roof of which is to be removed to form a courtyard. This building is to be converted to 4 bedroom dwelling. Part of building H is to have its roof removed to allow a courtyard garden to be formed. 2 car parking spaces have been allocated to this unit; the means of access is shared with Yews Cottage.

The Barn: This building lies to the north of Yews Cottage and to the west of The Yews, being separated from it by a private drive. The Barn is part one and a half and part two storey. It is proposed to convert this building to a dwelling, which will have 2 bedrooms.

The Granary: This building is to the north of The Barn and south of the open cattle shed (pole barn). It is mainly 2 storey with a long catslide roof to the west. It is proposed this forms a dwelling with 4 bedrooms

The open cattle shed (pole barn) is to be refurbished and the space used as a parking area for The Stables, Granary and Barn. Provision is made for internal alterations to the building to provide a secure storage area.

4.2 All of the above detail is shown on the plans, prepared by Charlotte Kitchen Architect listed below:

Plan Type	Drawing Number
Location Plan	044TYD- 100 Revision B Location Plan I to 2500 at A4
Site Plan – As Existing	044TYD - 101 Revision B Site Block Plan as Existing I-500 at A3
Building A and H – As Existing	044TYD - 121 Revision A The Piggery (A) and Building H as Existing I-100 at A1
The Stables (B) – As Existing	044TYD - 124 Revision A The Stables (B) as Existing I-100 at A1
The Granary – As Existing	044TYD - 123 Revision A The Granary (C) as Existing I-100 at A1

The Barn – As Existing	044TYD - 122 Revision A The Barn (D) as Existing I-100 at A1
Yews Cottage – As Existing	044TYD - 120 Revision A The Yews Cottage (E) as Existing I-100 at A1
The Yews – As Existing	044TYD - 125 Revision A The Yews (F) as Existing I-100 at A1
Pole Barn – As Existing	044TYD - 126 Revision A Open Cattle Shed (K) as Existing I-100 at A1
Site Plan as proposed	044TYD - 201 Revision E Site Block Plan as proposed I-500 at A3
Yews Cottage as proposed	044TYD - 220 Revision B The Yews Cottage (E) as proposed I-100 at A1
Piggery and building H as proposed	044TYD - 221 Revision B The Piggery (A) and Building H as proposed I-100 at A1
The Barn as proposed	044TYD - 222 Revision B The Barn (D) as proposed I-100 at A1
The Granary as proposed	044TYD - 223 Revision B The Granary (C) as proposed I-100 at A1
The Stables as proposed	044TYD - 224 Revision B The Stables (B) as proposed I-100 at A1
The Yews as proposed	044TYD - 225 Revision B The Yews (F) as proposed I-100 at A1
Open Cattle shed as proposed	044TYD - 226 Revision B Open Cattle Shed (K) as proposed I-100 at A1

- 4.3 Wold Ecology have undertaken both a bat survey and wider preliminary ecological appraisal.
- 4.4 Humble Heritage Limited have investigated the history of the site in their assessment of significance of the buildings on the site. The intention of their report is to assess and set out the heritage significance of the farmstead known as The Yews based upon the potential historical, architectural, archaeological, landscape and artistic interest of the buildings. The aim is to help inform the design process for proposed conversion, extension and alteration of the barns to form four dwellings following demolition of the existing modern agricultural buildings.

- 4.5 Given the sites previous history in agricultural use, Sirius have prepared a land contamination report, which forms part of this application.
- 4.6 Topping Engineers have produced a structural report, which examines if the buildings are structurally sound and capable of conversion. They were also engaged to undertake a percolation test and determine a surface water strategy for the site.

## **5.0 The Legislative and Policy Context**

- 5.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.
- 5.6 There is no development plan for York. The policies contained in the emerging Local Plan are however capable of being a material consideration.

## **6.0 Assessment**

### The Principle of Development

- 6.1 For the purposes of this submission, the site is considered to be inside the Green Belt. Paragraph 150 of the National Planning Policy Framework (NPPF) is engaged. This confirms that the re use of buildings can be considered appropriate development in the Green Belt, so long as they are of permanent and substantial construction. A structural survey by Topping Engineers demonstrates that the proposed re use of the building will align with the objectives of paragraph 150.
- 6.2 Paragraph 149 is also relevant as the proposal seeks planning permission for a limited number of modest extensions to the barns. The effect of paragraph 149 is to allow extensions to buildings where they are not disproportionate in size. The extensions are small in size and no disproportionate and therefore the proposal will accord with the aims of paragraph 149 of the NPPF.
- 6.3 It is considered that in terms of the principle of development the proposal will accord with the requirements of the NPPF at paragraphs 149 and 150.

### Means of Access

- 6.4 The existing farm has 2 means of vehicular access to it. These are to be retained and used to serve the buildings new uses. The western access will serve Yes Cottage and the dwelling to be formed from buildings A and H. The balance of the development will use the eastern access, which also acts as a means of access to building K, the open cattle shed, where visitor parking and parking for The Stables, Granary and the Barn. Sight lines provision is shown on drawing 201 E.

### Alterations to the existing buildings

- 6.5 Consistent with the aims of the NPPF, alteration and extension of the buildings to render them suitable for residential use has been both light touch and limited. Existing openings have been reused and the ratio of brick work to glazing kept high. This approach should allow the buildings agrarian heritage to be retained.

### Ecology

- 6.6 Wold Ecology have produced a preliminary ecological appraisal and also undertaken a bat survey of the site. The preliminary ecological appraisal noted evidence of bats (common pipistrelle and brown long eared bat roosts) in the barn, granary and cattle sheds. This evidence will trigger the need for a licence from Natural England. Advisory notes re: timing of development in relation to nesting birds are made. No ecological constraints were noted in respect of badgers, newts, reptiles or habitats.
- 6.7 The bat survey was commissioned following evidence of roosts being detected. The results of this survey are listed at paragraph 1.2 of the Wold Ecology report. In the absence of any mitigation the development would result in the loss of 4 day roosts used by common pipistrelle bats and 3 day roosts used by brown long eared bats. Mitigation is proposed to off set this loss of habitat by way of the installation of bat lofts and bat boxes.

### Heritage Significance

- 6.8 The report by Humble Heritage notes that the origins of a farmstead at The Yews appear to lie in chicory farming and drying as the first edition Ordnance Survey map, published 1854, labels the site as a 'Chicory Kiln'. The Barn and possibly also The Granary building to the rear of the cottage date to this mid-19th century farm. A phase of expansion occurred in the mid-late 19th century when a larger farmhouse (called The Yews) replaced an earlier farm building and both Yews Cottage and The Yews are labelled on the 1893 Ordnance Survey map as the dwellings associated with the farmstead. The next major phase of works occurred in the c.1960s when between the 1958 and 1967-1970 Ordnance Survey maps a Piggery extended the farmstead to the west and replaced a 19th century range of farm buildings along the former western boundary. Also, in this period the Stables

attached to the north of The Yews were built as were an Open Cattle Shed and silos in the adjacent Shed to the north that extended the historic farmstead to the north and led to the formation of another farmyard. The original farmyard to the north of Yews Cottage was covered with a roof structure.

- 6.9 In terms of heritage significance and constraints, Humble Heritage noted no designated heritage assets within the site or its immediate setting. On the basis of their age (19th century), character and appearance as farm buildings and rural dwellings (traditional vernacular character using a mainly traditional and limited palette of materials and construction methods) Yews Cottage and The Barn and The Granary to the rear and The Yews have a local level of architectural, historical and/or landscape interest.
- 6.10 The application proposes to sensitively convert these buildings (where agricultural) to residential use and as such the

#### Drainage

- 6.11 With respect to the disposal of surface water a percolation test was carried out in June 2022. This determined that the infiltration rates on site were not high enough to satisfy the requirements of BRE 365. This led to the development of the drainage strategy by Topping Engineers shown on drawing DR-C 0100 P2.

## **7.0 Conclusion**

- 7.1 This application is submitted for consideration following the submission of a pre application enquiry to the Council for the conversion of the agricultural buildings to residential use. It is noted the Council did not object to the principle of the development of the site, rather the detail in relation to the form the extensions too. The extensions have been modified to provide a more traditional appearance.
- 7.2 The resultant scheme is considered appropriate development in the Green Belt and will provide an appropriate mix of house types. The effect of the scheme is to preserve and enhance an isolated group of farm buildings which have a local level of architectural interest.