

**PLANNING COMMITTEE MEETING AGENDA**

**Monday 16th December, 2013**

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**WARD AND****APPLICATION No. PROPOSED DEVELOPMENT AND SITE ADDRESS**

**GARGRAVE &  
MALHAM  
65/2013/13928**

*MATERIAL AMENDMENT TO PLANNING APPROVAL REF: 65/2012/12848  
COMPRISING ALTERNATIVE BUILDING TO THE APPROVED (PARTLY  
RE-USING PORTAL FRAME OF EXISTING BUILDING) WITH REVISED  
ROOFING MATERIAL, RELOCATED ACTIVITY BARN, AND  
RECONFIGURATION OF THE CAR PARKING AND ASSOCIATED  
LANDSCAPED AREAS.*

*FORMER NICHOLAS SMITH GARAGE SITE, GARGRAVE ROAD,  
SKIPTON.*

APPLICANT NAME: Keelham Farm Shop Ltd  
TARGET DECISION DATE: 01/01/2014  
CASE OFFICER: Mark Moore

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**This application is being referred to the Planning Committee because it seeks permission for an amendment to a major application that was held to be of significant public interest and was previously determined by the Committee.**

1. Site Description

- 1.1 The application site comprises the vacant Nicholas Smith garage site located on Gargrave Road, Skipton. The site is approximately 0.682 Ha (1.686 Acres) in area and lies at the northern end of the town near to the Skipton bypass roundabout.
- 1.2 The development site was previously used for motor car sales and as a repair garage and petrol filling station with an ancillary shop and has two access points with a forecourt area opening directly onto Gargrave Road. The application site also encompasses two unoccupied semi-detached houses which adjoin the garage site to the east and a storage building and car parking area to the south and west. There are areas of open grassland on the opposite side of Gargrave Road to the north and the site backs onto a partially open area to the south which is intercut by the entrance route into the nearby Auction Mart site.
- 1.3 The existing buildings on the site comprise a partially clad, single storey car sales/garage/shop building with a canopied forecourt to the front. The storage unit at the rear of the site is a dark coloured clad unit with a mono-pitched roof. The majority of the site other than the landscaped areas is tarmacaded.
- 1.4 The residential properties to the east of the site comprise a pair of semi-detached houses of a standard gabled design. Both properties are vacant and have limited rear garden areas but feature extended front gardens with gated access onto the main road.
- 1.5 There are a group of trees located to the rear of the existing car sales/garage/shop building which are for the most part outside of the application site boundaries. In addition there are individual specimens and two small groupings of 2 and 3 trees situated in the car parking area to the western end of the site. Generally the site boundaries are well screened with existing hedgerow planting whilst the frontage is largely open with a very low boundary wall and grassed verges.
- 1.6 In terms of topography, the site is situated in a slightly elevated position with the northern side level to the main road whilst the remainder of the site generally falls in level from the north-east to the south-west. The adjacent commercial units and storage building at the rear of the site are set at a lower level than the site frontage.
- 1.7 The site is located outside of both the development limits and conservation area of Skipton in an area defined as open countryside in the Local Plan. Notwithstanding, the site is situated adjacent to a commercial restaurant and near to the newly constructed HML building as well as

being in close proximity to the Skipton Auction site and Craven College. In addition there are commercial business units located to the south-west which share access onto Gargrave Road with the application site.

1.8 Gargrave Road is identified in the Local Plan as a protected road approach into Skipton.

## 2. Proposal

2.1 Permission is sought for a material amendment to the extant planning permission (Ref: 65/2012/12848) comprised of an alternative building to that which has been approved and changes to the approved layout and landscaping of the site.

### **The Approved Scheme:**

2.2 The extant permission is for the construction of the Keellham 'farm shop' which entailed demolition of the existing buildings on the site and their replacement with a main building and an associated 'activity barn'.

2.3 The main building as approved would be sited on the footprint of the existing garage building and the adjoining houses and, inclusive of the activity barn, would comprise a development with a gross floor space of 2,334m<sup>2</sup> over ground floor, basement and mezzanine levels. Of this the total net retail area would be 1,015m<sup>2</sup>. 672m<sup>2</sup> would be used for sale of products including fruit and vegetables, butchery products and bakery products. Secondary to the convenience provision, 343m<sup>2</sup> of floor space would be used for the sale of comparison goods such as home and garden products. Additional floor space would be provided in the ground floor and mezzanine levels of the associated activity barn which would account for part of the overall space used for comparison goods but would only be used in conjunction with some of the other activities and events occurring within it.

2.4 The remaining 1,292m<sup>2</sup> of floor space as approved would be comprised of café, storage, staff areas and lobby space.

2.5 The proposed main building in the extant planning approval would be constructed from a mixture of materials comprising Yorkshire stone and timber cladding with glazed elements and an arched 'green', natural sedum roof. The building would measure 52m x 30m and would include a 7.5m high arched roof falling to 5m at eaves height on the front elevation.

2.6 The activity barn as approved would be of stone construction with timber 'barn' doors, and would measure 13.5m x 10.5m with a ridged roof 6.5m in height falling to 5m at the eaves. This building would be connected to the main building by a glazed flat roofed link. There is also an activity/animal croft area approved which would be to the front of this building measuring 12m x 14m and enclosed by timber post and rail fencing.

2.7 As approved the scheme would provide 127 car parking spaces split into three distinct areas comprising 26 spaces (including 5 disabled spaces) to the frontage with the remainder set on two levels at the western end of the site. The approved scheme would utilise the existing access points onto Gargrave Road and would retain the access across the site to the existing commercial units to the south.

2.8 The extant planning permission also includes a 15m helical twist wind turbine that would lie adjacent to the eastern elevation of the main building to the rear of the glazed link and would have been finished in a white colour mounted on a white telescopic mast.

### **The Proposed Revisions:**

2.9 The principal variation to the approved development is that it is now proposed to partly re-use the portal frame of the existing building as opposed to completely demolishing it and building entirely from new (although as only the steel portal frame will remain, with new walls and roof cladding being required, for planning purposes the development is still considered to be a new building rather than the re-use of an existing building). The existing houses would still be demolished as part of the revised scheme. The proposed amendments will therefore result in a building of different appearance and using different materials to that previously approved. Other amendments to the scheme include re-location of the activity barn and re-configuration of the car parking and associated landscaping areas.

- 2.10 The main shop building under the revised proposals would essentially be the building as it presently exists in terms of overall dimensions with new materials to all the external elevations comprising:
- grey metal roof panels
  - modernised roof lights to the north facing roof planes and photovoltaic solar panels to the south.
  - a mixture of stone and timber cladding to the principal elevations and painted render to the rear elevation and outrigger.
  - grey powder coated aluminium framed glazing.
- In addition it is proposed to construct a new entrance lobby building with large glazed panels to the front elevation and a pitched roof and to construct a timber pergola across the frontage of the building.
- 2.11 The proposed activity barn would be set marginally closer to the main road than the approved scheme and would be slightly re-designed with lower eaves and a steeper pitched roof and amended openings to the front elevation. The building would be stone clad to match the main building and would feature a living sedum roof. Unlike the approved scheme the revised proposals would have the external activity/animal croft area to the rear of the building.
- 2.12 The overall amount of floor space that is proposed remains as previously approved and replicates the extant permission in terms of the proportion of floor space given over for the sale of convenience and comparison goods.
- 2.13 In terms of layout it is proposed to increase the overall level of tree planting across the site in comparison to the approved scheme.
- 2.14 No changes are proposed to the site access points. However, a difference to the number and arrangement of the car parking is proposed. The approved scheme had 121 car parking spaces which included 5 spaces for disabled people but no parent and toddler spaces. The car parking was arranged over two levels with a large retaining structure set in the middle. The revised scheme, which the applicants agent states is '*preferential from an operational and construction perspective*', would have 105 spaces which would include 5 spaces for disabled persons and 3 parent and toddler spaces. Overall, there would be a reduction in parking on the site of 16 spaces under the revised proposals, although ease of circulation around the revised parking layout is greatly improved.
- 2.15 The revised layout includes a drop off/bus area located forward of the main building adjacent to the shop entrance. The original planning permission required the applicant to fund the provision of a new pedestrian island and a bus stop and shelter outside the new store. It is proposed that these contributions would still be made under the current scheme.
- 2.16 The amended scheme omits the previously approved 15 m high helical twist wind turbine.

**Reasons for the Proposed Changes:**

- 2.17 The applicant's agent has provided a supporting statement outlining the reasons why changes to the approved scheme are now sought. Essentially ground stability tests conducted post-approval have identified that the ground on-site includes up to 4m of poor fill material which has caused the following problems:
- Ground conditions would mean that an expensive supporting structure and significant amount of concrete would be required in order to provide a suitable base for construction of the building as approved.
  - The additional works would significantly extend the timescale for building the scheme as approved which would be prohibitively costly and give rise to a significant increase in construction traffic.
  - The additional works, longer timescales and deliveries of building materials would have been contrary to the original intention of producing an eco-friendly building on the site.

- 2.18 The argument put forward on behalf of the applicants' is that re-using the existing building would be a much 'greener' project and ensure a significantly shorter build time of 7 as opposed to 11 months. It is argued that this would have less impact on local residents, businesses and traffic flows.
3. Planning History
- 3.1 65/2012/12848: Demolition of existing buildings and erection of farm shop with associated activity barn and erection of Quiet Revolution wind turbine on 15m mast. Approved February 2013.
4. Planning Policy Background
- 4.1 The National Planning Policy Framework.
- 4.2 Saved Local Plan policies: -
- ENV1: Development in Open Countryside
  - ENV2: Requirements for Development in Open Countryside
  - R1: Sequential Approach for New Retail Development
  - R2: New Retail Development
  - T2: Road Hierarchy
  - BE2: Protection of the Road Approaches to Skipton
5. Parish Meeting Comments
- 5.1 **Stirton with Thorlby Parish Meeting** comment that they support the principle of this business in that it has close links with the local rural economy. However, they object to the wholesale changes proposed in this application. When the representatives from Keelham Farm Shop Ltd, spoke at the Parish meeting, they showed plans for an adventurous, creatively designed, environmentally friendly quality retail food outlet. The Parish felt this quality design was appropriate for the site and still support Keelham Farm in occupying the site. However, the amended plans have disappointed the Parish, and will look like any other supermarket in Skipton.
- 5.2 Other areas for concern are as follows:
- i) The issue of traffic access and volume. Keelham Farm's traffic analysis stated that they will generate less traffic than the previous business. The parish are not happy that their figures relate to a failing garage and therefore would question their validity. Knowing that Gargrave Road is already at saturation point in terms of traffic, the Parish Council feel that Highways should look at the proposed access and take steps to lessen the problem, i.e. a right turn lane from the main roundabout.
  - ii) The Parish Council are also concerned that the amended design has reduced the parking spaces, which could lead to parking on the road verges, adding to the HML drivers who are already doing so. Also, the disabled parking has been moved further away from the store entrance and is significantly more difficult to manoeuvre in and out of.
  - iii) The Parish Council have concerns regarding the proximity of the Activity Barn, which will house animals, and its proximity to the main retail area and cafe. The appropriate hygiene measures for staff/retailers have not been addressed in the planning application.
- 5.3 **Officer Note:** This matter was considered as part of the original planning application. CDC Environmental Health commented in relation to concerns raised by objectors over the possibility of E-coli infection from the petting farm element of the proposal. They advised that there were no grounds to refuse planning permission as there are specific health legislation requirements which would be enforced by Environmental Health should the need arise. The proposed revisions do not significantly change the location of the activity barn and the matter of hygiene is not an issue in relation to consideration of the current proposals.

5.4 Although technically within Stirton Parish, **Skipton Town Council** has commented and states they have no objection although the Committee have concerns about the lack of provision for coach drop off/ parking and hope this is resolved. They recommend that disembarkation of coach passengers is prohibited on the main road (Gargrave Road).

## 6. Consultations

6.1 **Environment Agency:** Have assessed the proposal as having low environmental risk and therefore have no further comments to make.

6.2 **NYCC Highways:** Comment that their recommendation is the same as for the previous planning application. Their comments in respect of the extant planning permission were summarised in the previous officers report as follows:

*'Highways state that they do not necessarily agree with the detail submitted in the submitted Transport Assessment, but have taken into consideration the maximum traffic that could be generated by the extant planning permission on the site and consider that a 'traffic trade-off' applies in this case.*

*'They recommend that planning permission is granted subject to the provision on Gargrave Road of a bus stop, a shelter and a pedestrian island (also associated footways, dropped kerbs and tactile paving) Highways recommend that a number of standard conditions relating to highway works are attached to any grant of planning permission and that a Travel Plan be submitted for approval'*

6.3 **Yorkshire Water:** Raise no objections subject to the imposition of conditions including a condition to protect the route of a water main that crosses the site.

## 7. Representations

7.1 There have been two responses regarding the proposals which comment as follows:

- The dynamic curved roof profile, sedum roof, internal living wall and simplicity of the first application have been lost which is a pity as it was an attractive scheme. With some creative design time a more pleasing and interesting form could be realised.
- The superficial cladding and particularly the aluminium roof will not age well.
- The four months additional disruption during construction is negligible.
- Concern regarding levels of traffic which will be more than a failing garage and car showroom.
- Loss of car parking spaces may exacerbate roadside parking.
- A right-turn lane should be considered to improve road safety.
- Proposed disabled and child parking spaces are too close to one of the two accesses.
- Whole project has been cheapened and economy of scale rather than of build concentrating on the farm shop element rather than yet another supermarket would be more appropriate and be less detrimental to town centre businesses.
- Good to see emphasis on sustainability aspects of the proposal.

## 8. Summary of Principal Planning Issues

8.1 As this application seeks approval for material amendments to an extant planning permission it is only necessary to consider the issues that relate specifically to the proposed revisions and not the principle of the development which has already been established. The "retail offer" is identical to that previously approved.

8.2 Accordingly, the principal planning issues are in this case as follows:

- The visual impact of the revised proposals and impact upon amenity.
- The implications of the revised car parking layout.

- Removal of the wind turbine/renewable energy issues.

## 9. Analysis

### **The visual impact of the revised proposals and impact upon amenity:**

- 9.1 Paragraph 56 of the NPPF refers to the importance of good design stressing that this is a key aspect of sustainable development that is indivisible from good planning and should contribute positively to making places better for people. At paragraphs 63 and 64 the NPPF emphasises that *'great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area'* whereas permission should be refused for poor design *'that fails to take the opportunities available for improving the character and quality of an area and the way it functions'*.
- 9.2 In this instance the application site is in a prominent location on a busy junction on one of the main road approaches into Skipton. Saved Local Plan Policy BE2 seeks protection of the presently undeveloped parts of Gargrave Road and, whilst not covering the application site itself, has some relevance in that it emphasises the significance of the road approach which is considered to be *'a vital component to the character of the town'*. On this basis, and having regard to the NPPF policy as outlined above, it is considered that the re-development of the site provides an opportunity to undertake improvements which would be beneficial to the overall character and appearance of both the site itself and the area generally.
- 9.3 The most significant change that is proposed is to the main shop building which would now comprise a redevelopment of the existing building as opposed to the completely new build proposed under the extant planning permission.
- 9.4 In terms of overall scale there is only a marginal difference as the original design was intended to replicate the footprint and dimensions of the existing structure to a large extent. However, the actual appearance of the shop as originally envisaged would change to a significant degree, in particular the arched sedum roof and modern appearance of the proposed bespoke building would be lost.
- 9.5 There is no doubt that the proposed revisions would result in a building that is less aesthetically pleasing than the building that has been approved and whilst the choice of materials is acceptable the amended design would not be as innovative or visually appealing. Notwithstanding, it is necessary for the application to be considered on its own merits and the Local Authority cannot base a decision on the proposed amendments on a preference for the previously approved scheme.
- 9.6 The refurbishment that is now proposed would utilise materials that would replicate those already approved under the extant permission and therefore, as stated above, are acceptable.
- 9.7 The visual impact of the building, taken with the revised car parking layout and slight changes to landscaping, would be no greater than what currently exists or the approved scheme and in fact would be a significant improvement in comparison to the vacant building and unused site which is presently in an unkempt state. It is arguable that the proposed scheme, had it been submitted originally, would have been considered acceptable as it represents an improvement in the quality of materials and overall appearance of the site. The revisions are, on balance, considered to be acceptable in terms of visual impact.
- 9.8 In terms of amenity the revised proposals would have no greater impact than the approved scheme and would operate within the same parameters as set out in the extant planning permission and are therefore considered to be acceptable.
- 9.9 Overall, having regard to the NPPF requirements set out above, it is considered that the visual impact and design of the amended scheme, whilst not of the same standard as the approved scheme, is nevertheless acceptable and should therefore be approved.

### **The implications of the reduced and revised car parking layout:**

- 9.10 One of the main concerns arising from the development of this site has been that of the impact on the local highway network from traffic movements and vehicle parking. The revised



proposals would result in a reduction in the overall number of car parking spaces on the site from 121 to 105, a net loss of 16 spaces.

- 9.11 The application site comprises disused commercial premises which were formerly in use as a car showroom, petrol garage, repair workshop and ancillary shop. The site has a long established access onto Gargrave Road which could legitimately be used for its lawful purpose without the need for planning permission and would generate a volume of vehicle movements to and from the site. Accordingly, NYCC Highways in relation to the original submission considered that it was appropriate to take into account traffic 'trade-off' when assessing the potential impact of the proposed development.
- 9.12 Highways concluded in relation to the original application that the proposed use of the site would not generate unacceptable volumes of traffic in comparison to that which could lawfully be generated should the site be brought back into use as a car showroom, garage etc. The revised proposals would have no impact on the amount of traffic that would potentially be generated and there are consequently no issues in relation to this aspect of the current application.
- 9.13 In terms of parking provision the Highways Authority are satisfied that the proposed car parking layout and overall number of spaces are adequate to serve the development and would be laid out in an accessible manner. Consequently, there are no objections to the proposed revisions from the Highways Authority.
- 9.14 The reduction in parking has to be considered, but it is recommended that this would not provide sufficient basis to refuse permission for the proposed amendments. Furthermore the amended layout of the main parking areas, at the north western end of the site, does allow for significantly improved vehicle circulation space. This change allows for easier vehicle movement around the parking area that could help to reduce the chance of obstruction at the vehicle access point caused by vehicles searching for a space.
- 9.15 The revised proposals, in accordance with the extant permission, would include the provision of a bus stop, a shelter and a pedestrian island on Gargrave Road forward of the site. These elements are intended to improve the accessibility of the site and would be laid out in accordance with the specifications of NYCC Highways.
- 9.16 With regards to the concerns raised by the Parish Council and representations the principle of the development has already been established and the access arrangements for the site are approved. The only issues that can now legitimately be considered are the reduction in parking and the revised parking layout.
- 9.17 With regards to the first issue the reduction in the number of parking spaces is not considered to be sufficient to justify a refusal of planning permission and would not in any case be supported by County Highways. In terms of layout the revised parking arrangements are considered to be acceptable and the positions of the disabled persons and parent/toddler spaces are within reach of the main shop entrance and activity barn.
- 9.18 Overall, it is not considered that there are any significant issues in relation to highways matters which would warrant refusal of planning permission for the proposed amendments.

**Removal of the wind turbine/renewable energy issues:**

- 9.19 The proposed removal of the wind turbine from the scheme would not have any significant impact in terms of the overall appearance of the site and could arguably be seen as an improvement and is therefore acceptable.
- 9.20 In terms of renewables on the site, other than the deletion of the turbine, the key change is that the approved development was intended to be 'eco-friendly' and incorporated a green sedum main roof, roof lights, photovoltaic panels and wind cowls. The revised scheme would incorporate both roof lights and photovoltaic panels but not the sedum main roof or wind cowls.
- 9.21 Whilst the amended proposal does not include all of the 'eco-friendly' features of the approved scheme it is not considered that the proposal is unacceptable on its own planning merits.

10. Recommendation

- 10.1 That the proposed material amendment to planning approval Ref:65/2012/12848 is approved subject to the following conditions.

Conditions

1. The development hereby permitted shall begin no later than 12 February 2016.  
Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and the terms of the original planning permission (Ref: 65/2012/12848).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documentation:  
Project No.7415 Drawing Nos. P06, P07, P08, P09, P10, P11, P12 and plan detailing boundary treatments received by the Local Planning Authority 24/9/2013.  
The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.  
Reason: In order to specify the permission for the avoidance of doubt.
3. Prior to their first use on site, details of all external materials, including hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.  
Reason: To safeguard the visual amenities of the area.
4. The development shall not begin until full and complete elevations have been provided for all of the proposed development and more detailed design drawings supplied for the following aspects of the development proposal: -
  - i) the timber canopy
  - ii) roof verge and eaves detail
  - iii) treatment of window openings and entrance doors including the “cart opening” type doors to the activity barn  
Reason: For the avoidance of doubt as these aspects of the development proposal are unclear and to safeguard the visual amenities of the area.
5. The development shall be subject to the following floor space restrictions;
  - a) The total gross floor space of the commercial development hereby permitted shall not exceed 2,334m<sup>2</sup> including any mezzanine floor space.
  - b) The total net retail sales area of the food store hereby permitted shall not exceed 1015m<sup>2</sup> including any mezzanine floor space.
  - c) The total retail sales area for the sale and display of convenience goods shall not exceed 672m<sup>2</sup> including any mezzanine floor space.
  - d) The total retail sales area for the sale and display of comparison goods shall not exceed 343m<sup>2</sup> including any mezzanine floor space.
  - e) There shall be no display for retail of any of the following comparison goods:
    - (i) Clothing and footwear
    - (ii) Chemist/pharmaceutical goods
    - (iii) Jewellery and luggage
    - (iv) Perfume and toiletries
    - (v) Sports clothing and equipment

(vi) Audio and visual recordings

(vii) Mobile phones and musical instruments

Informative: For this purpose net retail sales area is as defined in Appendix A of 'Planning for Town Centres – Practice guidance on need, impact, and sequential approach'; Communities & Local Government December 2009.

Reason: for the avoidance of doubt and to safeguard the vitality and viability of the town centre of Skipton.

6. The development hereby permitted shall not be commenced until such time as a scheme to ensure that there is no increase in surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

7. The site shall be developed with separate systems of drainage for foul and surface water off and on site.

Reason: In the interests of satisfactory and sustainable drainage.

8. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

9. All soft landscape works shall be carried out in accordance with the approved plans and shall be implemented during the first planting season following completion of the development hereby permitted and shall thereafter be retained and maintained as such.

Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.

Reason: To ensure that the development is of attractive appearance in the interest of visual amenity.

10. No retained tree shall be (a) cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars. If any retained tree is (b) removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with *BS 5837 (2005) Trees in Relation to Construction – Recommendations* and submitted with the planning application, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Informative: In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and (a) and (b) above shall have effect until the expiration of two years from the completion of the development.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the area.

11. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - (ii) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
  - (iii) Any gates or barriers shall be erected a minimum distance of 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
  - (iv) That part of the access extending 5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20.
  - (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on the approved drawings and maintained thereafter to prevent such discharges.
  - (vi) The final surfacing of any private access within 10 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
  - (vii) Provision of tactile paving in accordance with the current Government guidance.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Changes to the General Permitted Development Order were specifically brought in during October 2008 to prevent newly surfaced areas resulting in flooding problems and surcharging public sewers. Discharging water from newly hard surfaced areas to public sewers should therefore be avoided where possible.

Informative:

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by NYCC, the Highway Authority, is available at the County Council's offices. The local office of the highway authority will also be pleased to provide the detailed construction specification referred to in the above condition.

12. No building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the water main which crosses the site.

Reason: in order to allow sufficient access for maintenance and repair work at all times.

13. There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or buildings or other works until:
- a) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - b) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/0 Road Safety Audit or any superseding regulations.
  - c) A programme for the completion of the proposed works has been submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

14. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 12 above.

The required highway improvements shall include:

- a) Provision of tactile paving.
- b) Provision on Gargrave Road of a bus shelter, bus stop and pedestrian island with associated footways, drop kerbs and tactile paving as per the approved plan 7415 P06 received by the Local Planning Authority 24/9/2013.

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

15. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

16. There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.
- b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

17. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HGV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

18. Prior to the development being brought into use, and notwithstanding the supporting information submitted with the application, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a) The appointment of a travel co-ordinator
- b) A partnership approach to influence travel behaviour
- c) Measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d) Provision of up-to-date details of public transport services
- e) Continual appraisal of travel patterns and measures provided through the travel plan
- f) Improved safety for vulnerable road users
- g) A reduction in all vehicle trips and mileage

- h) A programme for the implementation of such measures and any proposed physical works
- i) Procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance. The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason: To establish measures to encourage more sustainable non-car modes of transport.

19. Development shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the Local Planning Authority. The Phase II Intrusive Site Investigation report shall be prepared in accordance with current best practice.

Reason: To ensure that actual or potential land contamination at the site has been investigated and that associated environmental risks have been assessed.

20. Should remediation be recommended in the Phase II Intrusive Site Investigation report, development shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the Local Planning Authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the development shall be suitable for use and that identified contamination will not present significant environmental risks.

21. Prior to the commencement of development a detailed method statement shall be submitted and approved in writing specifying the means by which the underground fuel storage tanks will be removed. All works must be carried out by a competent contractor in accordance with the approved method statement.

Reason: To safeguard the future occupiers of the site and in the interests of public safety.

Informative:

The developer should contact Petroleum and Explosives Trading Standards and Planning Services with regards to the removal of the fuel tanks. Tel: 01609 534842.

Any decommissioning of the fuel tanks should:

- i) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- ii) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information required in order to assess risks to controlled waters from the site.

More information can be found on the EA website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

22. No materials, produce, equipment or waste materials shall be stored outside the buildings except for waste materials contained within bins for periodic removal. There shall be no obstruction of the delivery/vehicle manoeuvring areas.

Reason: In the interests of the visual amenity of the area and in the interests of highway safety.

23. The use of the retail store hereby permitted shall be restricted to the hours of 0700 and 2300.

Reason: To safeguard the amenities of local residents.

24. Prior to their installation on site details of the external lighting in and around the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed lighting does not give rise to amenity or highway safety issues.

25. The development for which permission is given in this notice of consent (hereinafter called “the second permission”) shall not be exercised in addition to or in combination with, the development permitted by the notice of permission numbered 65/2012/12848 issues on the 12 February 2013 (hereinafter called “the first permission”) so that there shall be the option to develop in accordance with either the second permission or the first permission.

Reason: For the avoidance of doubt and to prevent an inappropriate development of the site by the implementation or partial implementation of both permissions

#### Informatives

1. Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. Facilities should include the provision of wheel washing facilities where considered necessary. These precautions should be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order throughout the construction period.
2. The developer must ensure that the petting farm element of the approved development complies with the HSE guidance:

‘Preventing or controlling ill health from animal contact at visitor attractions – with supplement for teachers’ and others to organise visits for children’ (ACDP/96/Annex 1).

The guidance and further information can be found at: <http://www.hse.gov.uk/pubns/ais23.pdf>.

#### Statement of Positive Engagement: -

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has: -

- engaged in pre-application discussions

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**WARD AND****APPLICATION No.****PROPOSED DEVELOPMENT AND SITE ADDRESS****BENTHAM****15/2013/13994****CHANGE OF USE TO A SINGLE RESIDENTIAL DWELLING****SYCAMORES AND BEECHES COTTAGES, BARNOLDSWICK LANE,  
BURTON IN LONSDALE.**

APPLICANT NAME: MRS ANITA COATES

TARGET DECISION DATE: 31/12/2013

CASE OFFICER: Jack Sykes

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**The application has been referred to the planning committee as the proposal is very similar to other development proposals at this site previously considered by the committee.**

**1. Site Description**

- 1.2 Two holiday homes in a converted barn lying within a small hamlet within the open countryside. The hamlet includes two further detached domestic properties including the original farmhouse.
- 1.3 The holiday homes have a small curtilage including a single small garden and a yard including parking spaces for 4 vehicles.
- 1.4 The access to the application property is located on a sharp corner on an unclassified rural lane.
- 1.5 The site is outside Development Limits identified by the Saved Local Plan

**2. Proposal**

- 2.1 Permission is sought for the change of use of the pair of holiday cottages to a single unrestricted residential dwelling.

**3. Planning History**

- 3.1 The application premises has a long planning history including previous applications to remove the holiday occupancy restriction. The planning history of relevance is set out below.
- 3.2 Planning Ref. 5/15/128. Permission granted for conversion of agricultural building to form 2 units of holiday accommodation (12/1/00). Condition 7 of this planning permission required the premises to be used as holiday accommodation only and not as ordinary residential accommodation.
- 3.3 Planning Ref. 15/2001/961. Permission granted for the change of use of redundant agricultural land to amenity land for holiday accommodation (6/4/01).
- 3.4 Planning Ref. 15/2007/7028. Permission refused under delegated powers for the deletion of condition 7 of planning approval 5/15/128 (the holiday let condition) (22/1/07).
- 3.5 Planning Ref. 15/2008/8781. Permission refused under delegated powers for the deletion of condition 7 of planning approval 5/15/128 (the holiday let condition) (12/1/09). The refusal was subsequently appealed, but the appeal was dismissed.
- 3.6 Planning Ref. 15/2009/10098. Permission refused by the Planning Committee for the removal of the holiday accommodation occupancy condition on ref. 5/15/128 on 1/6/10 for the following reason:-
- 3.7 *"The application premises are located in open countryside where new residential development is strictly controlled. Insufficient evidence has been supplied to demonstrate the present holiday use is either unviable or unsuitable for the site or that other business uses have been sought for the buildings. The proposed removal of the planning condition which restricts the occupancy of the two units to holiday use would therefore lead to residential development*



*contrary to criteria 1 of local plan policy H8, and advice within PPS7, and the DCLG document 'Good Practice Guide on Planning for Tourism'.*

- 3.8 This application was also appealed by the applicant and subsequently dismissed by the planning inspectorate with the following conclusion:-
- 3.9 *"For the above reasons and taking account of other matters raised condition No.7 is necessary in the light of national and local policies concerning the location of housing and appropriate uses for rural buildings and I conclude that the appeal should be dismissed."*
- 3.10 Planning Ref. 15/2010/11007. (25/11/10) Permission granted for change of use of 2 holiday cottages to a single live work unit. This permission was not implemented and has subsequently lapsed.
- 3.11 Planning Ref. 15/2012/12617. Permission refused at planning committee for the occupation condition to be varied to allow for local occupancy rather than holiday let (4/7/2012).

#### 4 Planning Policy Background

- 4.1 National Planning Policy Framework.
- 4.2 Saved Local Plan Policy H 8 – Rural buildings for residential use.
- 4.3 Officer's Note: Whilst this local plan policy is more often applied to unconverted barns it is still considered that it is of relevance in this instance.

#### 5 Parish Council Comments

- 5.1 None received

#### 6 Consultations

- 6.1 The MRICS qualified **Valuation Surveyor** at Harrogate Council has commented on the proposal having made comments previously on the application to convert the dwellings to local occupancy restricted dwellings(App ref: 15/2012/12617). The surveyors comments are summarised below:-

- The property is still for sale at £330,000 the same asking price as when the surveyor looked at the site in June 2012 and the property has been marketed at this price since October 2011.
- On behalf of the applicant Armitstead Barnett quote several properties as comparable to support the asking price of £330,000. The Valuation Surveyor comments that the examples submitted do not seem comparable, and are certainly not submitted with the necessary information to demonstrate that they are comparable. She comments that of the properties identified by Armitstead Barnett the best comparable, although submitted without enough detail, does not support the applicants case as it indicates for a live work unit that a buyer can be found at the right price.
- The Valuation Surveyor suggests that to properly justify the asking price and support the application Armitstead Barnett should start off with unrestricted market properties, looking at what they have sold for and discount from there to reflect the holiday occupation restriction (rather than looking at the asking prices of unconverted property and the sale of a property significantly better in every way).
- The Valuation Surveyor has herself looked at unrestricted property in the area on the basis that this would provide "ceiling" values for property of the type and size under consideration. She has identified: -
- Unrestricted character properties in the area that have sold since the surveyor last looked at the case for between £140,000 (a single 2-bed cottage with pretty garden and parking) and £300,000 (an extended three bedroom cottage with double garage, gardens, river access and fishing rights)

- Modern unrestricted properties in Burton-in-Lonsdale have sold for prices between £170,000 (3 bedroom link-detached house with garage) and £267,000 (a four bedroom house with garage)
- These sites have not needed to be discounted for works needed to achieve their potential nor for occupancy restrictions and therefore they do not support a value of £330,000 for the subject property.
- The surveyor's conclusion is that the property has been and continues to be marketed at the wrong price, a price that is too high and which does not reflect either the restricted occupancy or the cost of the works required to convert the property into a single unit.

6.2 **Officer Note:** Whilst a formal consultation response was not requested Craven District Council's Estates Department also looked at the information separately from the Valuation Surveyor at Harrogate and verbally indicated that they considered that the price of the proposed unit did not adequately reflect the value of the property when considering the restrictions on the unit.

## 7. Representations

7.1 One letter of support has been received stating that the property is unoccupied and as such has no benefit to the local community as they attract crime and deteriorate in condition.

## 8. Summary of Principal Planning Issues

8.1 Principal of the use as an unrestricted single dwelling

8.2 Visual impact of the proposed development

8.3 Impact of the development on the amenities of neighbouring properties

8.4 Highway Issues

## 9. Analysis

### **Principal of the use as an unrestricted single dwelling**

9.1 The NPPF has the theme of achieving sustainable development running through it and is generally supportive of developments that meet this objective. Isolated new dwellings should be avoided unless there are special circumstances. Whilst one of the suggested special circumstances refers to the conversion of redundant or disused buildings where the development would lead to an enhancement of the setting the Council consider that such conversions should still be sustainable. As such it would be expected that these conversions are located close to transport links, development limits and services.

9.2 The NPPF is also generally supportive of rural businesses and council's should seek to support 'the sustainable growth and expansion of all types of business and enterprise in rural areas

9.3 Saved Policy H8 states that the conversion of traditional rural buildings to a residential use would be permitted in principle provided that the applicant has first made every reasonable attempt to secure suitable business reuse and the application is supported by a statement of the efforts that have been made.

9.4 As noted in a recent post NPPF appeal decision within the District (APP/C2708/A/13/2199932 – Longber Barn, Burton-in-Lonsdale) the objectives of Saved Policy H8 are broadly compatible with those in the NPPF and as such can be given weight in this determination. In particular it is considered that the objectives of Saved Policy H8 are consistent with the comments made in paragraph 22 of the NPPF that relates to building a strong and competitive economy. Paragraph 22 provides advice on how to consider applications to use employment sites for other purposes. It states that 'Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'.

- 9.5 In this case, the premises has an existing use for holiday cottages/ live/work unit and to comply with H8 it should be proven that there is no demand for an employment use of the site and that therefore it would be unreasonable for the Council not to allow an alternative use that would enable the building to be occupied.
- 9.6 The building was approved as a farm diversification scheme in 2000 but became separate from the farm holding under a settlement upon divorce. The holiday cottages have continued to be run to some extent however have shown a decrease in net income. The applicant does not make significant attempts to demonstrate that the buildings are unworkable as holiday lets and it is considered that there is demand in the area for good holiday cottages particularly those that provide disabled facilities. The applicant has moved away from the immediate area and as such has not been able to service the properties as well as previously and was not offering rental of the units more than 2 months in advance which would have hampered trade and may have made sale of the holiday units more difficult with no booked trade or evidence of good trading. Permission was granted under planning application reference 15/2010/11007 for the use of the site as a live/work unit and the property has been marketed for sale as both 2 holiday cottages and a live/work unit since. This permission has now lapsed.
- 9.7 The application has been submitted with supporting information showing the methods that have been taken to market the properties. The level of marketing that has been carried out on the unit(s) in terms of the time that it has been made available for purchase and the methods of attempting to sell through estates agents and advertising is considered by Officers to be acceptable.
- 9.8 As part of demonstrating that the applicant has first made every reasonable attempt to secure suitable business reuse the unit(s) should be advertised at a reasonable market price to establish that there is no demand for the premises. This is part of the process of considering 'market signals' as suggested by the NPPF. The property was originally put up for sale at £400,000 and is now for sale at £330,000. As part of the previous application (Planning Ref. 15/2012/12617) to allow removal of the holiday occupation restrictions, the Council's valuer considered that the value of £330,000 was too high. The valuer considered that the properties would need to be dropped in price to around £260,000 to reflect the restriction. The surveyor considered that the structures appeared perfectly suitable as holiday cottages and that the reason no interest was shown was because they were over-priced and at the right price would be likely to do good business. Since this planning determination the properties have remained on sale for £330,000 and as part of this application the applicant has attempted to establish that this is a saleable price for the premises.
- 9.9 Responses received from the Council's appointed valuation surveyor and the estates department consider that the property is marketed at a price in excess of its value when looked at in the context of properties in the surrounding area. Concerns were raised about the price of the units in June 2012 by the valuation surveyor however the price of the property has not been amended to address this nor has this price maintenance been adequately justified. The evidence provided from Armitstead Barnett's does not give significant weight to the case that the property is priced correctly to sell. It is therefore Officer's opinion that the property has not been marketed at an appropriate price and as such does not establish that there is no demand for either holiday cottages or a live/work unit (although that permission has now lapsed). It is therefore not considered that all reasonable attempts have been made to secure the business reuse of the property and as such the development would be contrary to the guidance of Saved Policy H8 of the Local Plan and also not compatible with the provisions of the NPPF that seek to encourage rural business of all types.

### **Visual impact of the proposed development**

- 9.10 The National Planning Policy Framework states that LPAs should always seek to secure high quality design and ensure developments are "visually attractive as a result of good architecture and appropriate landscaping". Permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

- 9.11 Saved Policy H8 states that rural buildings for residential use should be in a location where conversion would not cause harm to the character and appearance of the area. The character, appearance or positive contribution of the building to the landscape should be such that the structure is worthy of retention. Schemes of alteration should be kept to a minimum so as to retain the essential character of the building and the surrounding area.
- 9.12 No external alterations are proposed as part of the conversion and as such the development would not have a significant detrimental impact on the character and appearance of the surrounding area or the original property.

#### **Impact of the development on the amenities of neighbouring properties**

- 9.13 The National Planning Policy Framework states that LPAs should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings.
- 9.14 In terms of impact on neighbouring properties the proposed development would not involve any further building works and as such would not cause an increase in overshadowing, obstruction of windows or overlooking to neighbouring units. It is therefore considered that there would be no unacceptable impact on the amenities of neighbouring properties.

#### **Highway Issues**

- 9.15 Barnoldswick Lane that leads to the application properties is a narrow country lane with few passing points. However there are a number of properties located along this lane and the conversion of the 2 holiday cottages to a single residential unit is not considered to cause an unacceptable impact on traffic safety within the area.

#### **10. Recommendation**

- 10.1 That the application is refused for the following reason.

#### **Reason for Refusal**

The application premises are located in isolated open countryside where new residential development is strictly controlled. Permission was however given in the year 2000 to provide 2 units of holiday accommodation which has been implemented and planning permission has also more recently been given to use the premises as a “live/work” unit. In the Council’s opinion planning permission should not be given for the conversion of the building into a single unrestricted dwelling as insufficient evidence has been supplied to demonstrate that a business use is either unviable or unsuitable for the site (the business use being holiday accommodation or a “live/work unit”). In particular the Council considers that market signals suggest the premises has not been offered for sale at an appropriate market rate for use for business purposes. The proposed conversion of the unit to a single unrestricted residential unit would therefore be contrary to the guidance contained within the NPPF which states that proposals for alternative uses of employment premises should be treated on their merits having regard to market signals and criterion 1 of Saved Policy H8 of the Local Plan that seeks to ensure that the conversion of traditional rural buildings to a residential use are only permitted where the applicant has first made every reasonable attempt to secure suitable business reuse.

#### **Statement of Positive Engagement: -**

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has: -

- engaged in pre-application discussions

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**WARD AND****APPLICATION No.****PROPOSED DEVELOPMENT AND SITE ADDRESS****SETTLE & RIBBLE  
62/2013/13916***CHANGE OF USE FROM HOTEL (C1) TO 10 RESIDENTIAL FLATS /  
HOUSES (C3) - TO FORM 10 NO. RESIDENTIAL UNITS AND REVISIONS  
TO PARKING LAYOUT AND THE CREATION OF A BIN STORE**FALCON MANOR HOTEL, SETTLE.*

APPLICANT NAME: REMOVE CODE LTD

TARGET DECISION DATE: 18/12/2013

CASE OFFICER: Jack Sykes

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**This application has been referred to Planning Committee as the previous application, which was the same scheme, was heard by the committee.**

**1. Site Description**

- 1.1 The application site is the building and grounds of the Grade II listed Falcon Manor Hotel in Settle. The property is in a prominent location on the southern approach to Settle where, despite being set back from the road, the property dominates the area. The property was originally a large detached dwelling but has been used as a hotel for a number of years. To the front of the property is a large hard surfaced parking area with a bowling green to the south. The site is within an area that is primarily residential in character.
- 1.2 The Falcon Manor Hotel has seen relatively few external alterations with some minor insensitive alterations to the eastern elevation. Internally key areas such as the stairwell, entrance hall and grand dining rooms remain relatively unaltered. Many of the bedrooms to the property have had en-suite bathrooms formed within the original rooms. Internally the property provides accommodation over three floors however there are a number of small level changes within those floors. The property has 15 letting bedrooms however 2 of the bedrooms are currently used for staff accommodation and as such there are currently 13 rooms to let.
- 1.3 Trees located to the eastern and northern boundaries of the property are subject to a TPO. (Ref 13 1978 and 1 1972). The application site is located within the development limits of Settle.

**2 Proposal**

- 2.1 To convert the existing property into 10 residential units with a mixture of 1-4 bedrooms.
- 2.2 The development would involve minimal external alterations to the property. Some previously walled up doorways would be re-opened with some window cill levels adjusted. A new bin store would be constructed on site with a new car parking area and soft landscaping scheme. A new cellar access would be constructed within the courtyard area.
- 2.3 This application is identical to that previously refused under application reference 62/2011/12160 and subsequently dismissed on appeal. The application is now however accompanied by additional supporting information. Where reasonable to do so, some of the supporting information has been treated as confidential (at the applicant's request).
- 2.4 The development of the site would also include a number of internal alterations that were approved under the Listed Building Application reference 62/2011/12161.

**3 Planning History**

- 3.1 The following applications are of direct relevance: -
- 3.2 Planning Ref. 62/2011/12160. Change of use from hotel (C1) to residential (C3) to form residential units and revisions to parking layout and the creation of a bin store. Refused by planning committee on 25/9/12 for the following reason:-

- 3.3 *The proposed conversion of the Falcon Manor Hotel into residential units is considered to be unacceptable and contrary to the National Planning Policy Framework objective of seeking to achieve sustainable development due to the potential adverse impact on the “economic base of the area”. The National Planning Policy Framework indicates that where there is no reasonable prospect of a site being used for an employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. It has not been demonstrated that the hotel has been marketed to an adequate degree for sale as a going concern. Given the failure to assess the market in this way the conversion is resisted as the Local Planning Authority has significant concerns over the loss of employment opportunities, and the provision of serviced accommodation in the local area to meet an identified need that will help support the tourism industry. For this reasons the proposed conversion is therefore not considered to meet the requirements of the National Planning Policy Framework.*

This decision was upheld by the Planning Inspectorate in a decision dated the 18<sup>th</sup> April 2013 (Appendix A).

- 3.4 Planning Ref. 62/2011/12161. Listed Building Consent application approved for the conversion of the hotel into flats approved on 25/9/12.

- 3.5 Also of relevance, but outside the application site is the following:-

- 3.6 Planning Ref. 62/2010/11268. Permission granted on 6/4/11 for change of use of existing hotel suites to residential accommodation in the former Coach House of the Falcon Manor.

#### 4 Planning Policy Background

- 4.1 National Planning Policy Framework.

- 4.2 Saved Policy H3 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.

#### 5 Town Council Comments

- 5.1 Settle Town Council object to the proposal and do not wish to see the hotel changed to flats.

#### 6 Consultations

- 6.1 The **Highways Authority** have recommended that should permission be granted for the development a condition is attached regarding the retention of parking spaces for their intended use.

- 6.2 **North Yorkshire Police’s Architectural Liaison Officer** has highlighted that there is no mention of security in the Design and Access statement. The liaison officer has also recommended that a number of walls and gates be constructed around the property and that CCTV covers the car park with compatible lighting.

- 6.3 Officer’s Note: The applicant has addressed a number of these issues however given the building’s listed building status it is considered that some leeway should be given to alterations that would unacceptably impact on the appearance of the listed structure.

- 6.4 Craven District Council’s **Economic Development** department have been consulted for comment however at the time of the writing of this report comments have not been received.

#### 7 Representations

- 7.1 **Settle Chamber of Trade** object to the planning application on the grounds that it would be to the detriment of the trading environment in the Settle area.

#### 8 Summary of Principal Planning Issues

- 8.1 Principle of the proposed development.

- 8.2 Affordable housing.

- 8.3 Visual impact of the proposed development.

- 8.4 Impact of the proposed development on the amenities of neighbouring properties.

8.5 Highway Safety.

8.6 Other issues.

9. Analysis

## **PRINCIPLE OF THE PROPOSED DEVELOPMENT**

### **a) Summary of relevant Planning Policy**

- 9.1 Saved Policy H3 states that residential development is acceptable in principle within the development limits of local service centres, including Settle, where it involves developments such as small scale conversions. The conversion of the hotel into 10 residential units is technically a major application, but in the context of the surrounding area and scale of works proposed it is accepted that the proposals are relatively small scale. The scheme is therefore considered to be acceptable with respect to the requirements of Saved Policy H3.
- 9.2 The National Planning Policy Framework introduces a presumption in favour of sustainable development. It states that LPAs should “*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*”. The Framework also states that “*where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities*”. The Framework also advocates that LPAs should encourage sustainable growth and not act as an impediment with significant weight placed on the need to support economic growth. LPAs should also support “*the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres*”.
- 9.3 In referring to heritage assets the Framework identifies that applications that cause substantial harm to a heritage asset should be treated differently to applications that have less than substantial harm. In this case whilst the development does have some impact on the heritage asset it is considered to have less than substantial harm. The Framework advises that in such cases “*this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*”
- 9.4 The National Planning Policy Framework also states that when developing strategies for heritage assets LPAs should take in to account “*the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation.*”

### **b) The implications of the previous appeal decision**

- 9.5 The Inspector’s decision on the previous application (App Ref 62/2011/12160 -Appendix A) concurred with the Council’s decision that it had not been demonstrated that, having regard to market signals, that there is no reasonable prospect of the hotel remaining in such a use and that the impacts of the proposal would significantly and demonstrably outweigh any benefits when assessed against the NPPF which seeks to deliver sustainable development by building a strong, competitive economy. The Inspector’s decision accepted that there was a strong tourism demand and an under provision of serviced accommodation in the local area and the effectiveness of the applicant’s marketing strategy “would have been limited by its range and how it was conducted”.
- 9.6 The Council therefore consider, in light of the inspector’s decision, that for the conversion of the Falcon manor to be considered acceptable the applicants would need to demonstrate: -
- i) a lack of tourism demand and overprovision of serviced accommodation (the Council previously identified evidence that this was not the case), and
  - ii) that the property had been adequately marketed at an appropriate price and there is no demand to continue this existing use.
  - iii) In consideration of this application each of these issues will be addressed in turn.

**c) Whether the property has been marketed properly and at a realistic price**

- 9.7 Evidence of the marketing of the sale of the property has submitted in the form of:-
- Supplementary Information from Colliers International (Treated as confidential information).
  - Colliers sales brochure dated August 2013
  - Activity report from Colliers dated the 18<sup>th</sup> September 2013 (Treated as confidential information).
- 9.8 Colliers International started marketing the property in October 2012 (this was after the first application was refused, but before the appeal was determined by the Planning Inspectorate). At the time of writing the premises is presently being marketed at £700,000. Colliers have advertised the sale in a number of appropriate locations and there appears to have been significant interest in the property with many sales brochures downloaded and posted out to interested people. There have been a number of viewings of the property and a number of offers have been made. These offers have come to nothing for a variety of reasons, but the most common reason is that the offers received were refused by the applicant, or alternatively the prospective purchasers were unhappy with the terms of an overage agreement that the vendors wished to form part of the sale.
- 9.9 As part of the previously refused application the Council had a financial appraisal carried out by a Valuation Surveyor. This was partially based on another financial valuation undertaken by Colliers on behalf of a financial organisation who gave a value of the business as a going concern and a value on a forced sale basis. This valuation also incorporated the Coach House (which previously contained letting bedrooms, but it is understood has now been split off). In Officer's opinion, having seen the advice of the Valuation Surveyor Council and other confidential information, the property is not being marketed at a realistic price. Furthermore offers have been turned down by the owners for the sale of the property at a price which is considered to be realistic.
- 9.10 It is therefore Officer's opinion that the property although marketed in an appropriate way has not been advertised for an adequate length of time and has not been offered at a price that reflects the condition of the hotel, trading accounts, or previous valuations. As such it is not considered that the current marketing of the property demonstrates adequately a lack of demand or need for such business in the area.

**d) The availability of visitor accommodation in the local and the demand for it.**

- 9.11 Evidence has been submitted in the form of:-
- Statement of recent attempts to develop business from Great Potential – September 2013. (Treated as confidential information).
  - Trading and Profit and Loss Account up to Jan 2013. (Treated as confidential information).
  - Occupancy rates and average room rate up to June 2013. (Treated as confidential information).
  - Room Occupancy levels till August 2013. (Treated as confidential information).
  - Hotel availability in the area.
  - UK Tourism data up to 2011.
- 9.12 This application has been submitted just under a year since the previous application was refused by the Council. The hotel has not had good trade in the past few years with the sales brochure noting "The Falcon Manor has been operated as a full service hotel for many years although serious ill-health has led the owners to operate principally on a bed and breakfast only basis."



- 9.13 The sales brochure goes on to note that “For those wishing to operate the hotel in a traditional manner there is plenty of business to go at including all manner of functions, meetings, Sunday lunch and restaurant trade.”
- 9.14 Whilst it is understood that marketing details need to be vaguely positive the comments made within the marketing brochure indicate that there are a number of strengths for the property and have outlined at least part of the reason why trade has not been good in recent years. Furthermore, in the opinion of Officers the confidential supplementary information also indicates that there is a lot of scope to turn this business around. “The Falcon Manor Hotel has not been driven at the level one would normally expect and hence the fall in turnover over the last few years.”
- 9.15 The applicants have also employed Great Potential to help increase demand and assist the hotel in raising its profile in the market. This company has helped with a number of initiatives. Officers are of the opinion that this information does indicate the business has long term potential, although such turnarounds are obviously not instant. It is worthy of note that reviews on Trip Advisor of the premises over the last year have significantly improved and can only be of benefit to the business and the survival of the property as a hotel (Appendix B) . Common gripes mentioned by respondents through this forum relate to the B&B nature of the property, the absence of staff being present in the evening, the lack of a mid-week restaurant, as well as the property is dated internally. Many however comment on the attractive building and views available from it.
- 9.16 The applicants have also submitted information regarding the need for tourist facilities in the area and argue demand for accommodation is declining. However the survey data is from 2011 and more recent surveys have shown an increase in tourism demand within the area (see Appendix C). As noted within the applicants supporting information the hospitality sector is an important part of the area of Craven. The NPPF is supportive of businesses and it is considered that the hotel is an important part of the local economy that has not been run to its full potential in recent years. Officers consider that it has not been established that there is no demand for the hotel facility and available evidence suggests the opposite conclusion. In summary, it is therefore recommended that it has not been demonstrated that, having regard to market signals, that there is no reasonable prospect of the hotel remaining in such a use. The impacts of the proposal would therefore in Officers view significantly and demonstrably outweigh any benefits when assessed against the NPPF which seeks to deliver sustainable development by building a strong, competitive economy. The resulting loss of this employment and serviced tourist accommodation is therefore considered to be contrary to guidance within the NPPF.

### **AFFORDABLE HOUSING**

- 9.17 In accordance with Craven District Council’s changes to the affordable housing thresholds the applicant submitted a financial appraisal of the proposed residential scheme with the previously refused application. The changes to the threshold would require the provision of 40% affordable housing provision for developments in excess of 5 dwellings subject to the financial viability of the scheme. The valuation surveyor appointed by the Council commented that the residential development of the site would not generate sufficient return for the Council to reasonably require affordable housing provision .
- 9.18 It is therefore considered that in this case the Council should not require the provision of affordable housing.

### **VISUAL IMPACT OF THE PROPOSED DEVELOPMENT**

- 9.19 The National Planning Policy Framework states that LPAs should always seek to secure high quality design and ensure developments are “visually attractive as a result of good architecture and appropriate landscaping”. Permission should be “refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

- 9.20 Saved Policy H3 states that small scale residential development would be acceptable where it does not have an adverse impact on buildings of historic or architectural interest. Developments should also not damage the character of existing residential areas.
- 9.21 In terms of physical alterations to the external fabric of the building there would be limited alterations and the external alterations proposed are considered below.
- 9.22 As part of the proposed development a bin store would be created towards the southern end of the curtilage. This small building would be constructed of high quality materials situated away from the listed building and is considered to be an acceptable visual form of development. This site would also be partially screened by existing tree planting within the curtilage.
- 9.23 Low level lighting is proposed to the curtilage of the development. Limited details have been supplied although the agent has suggested, and it is considered appropriate to the Council, that this could be satisfactorily conditioned for details to be supplied at a later date.
- 9.24 The reinstatement of blocked doors and windows to the property is considered to be acceptable visually and would not have a detrimental impact on the appearance of the building. The creation of the staired access to the cellar would be within a courtyard which has seen a number of alterations through the years. The stair and access treatment proposed is considered to be visually acceptable to the property.
- 9.25 As part of the development it is proposed to reduce the level of hardstanding to the front of the property and provide some soft landscaping to the front of the structure. The softening of the approach to the building is considered to enhance the appearance of the structure and the removal of the large area of hardstanding is welcomed. A new stone wall is proposed to the front of the property and this is considered to sit well with the existing boundary detailing. The agent has suggested a condition be attached regarding further details of the landscaping and it is considered that the broad principle of the scheme proposed is acceptable and such a condition is appropriate in this instance.
- 9.26 It is therefore considered that the proposed development, with acceptable conditions, would not have a detrimental impact on the character or appearance of the original building or the surrounding area.

#### **DESIGN OF THE PROPOSED DEVELOPMENT**

- 9.27 When considering conversions of existing structures to residential properties consideration should be given to ensure that the residential development is of a good quality and provides a good level of amenity to the individual units. The proposed development is for ten residential flats over a range of sizes. Each property would have some level of outlook from the main habitable rooms. Whilst there are no individual garden areas proposed to the units the property itself is set in sizeable grounds that would become communal to the 10 proposed residences. The site is also close to the amenities of Settle where there is access to open space and playground facilities.
- 9.28 The proposed residential units are therefore considered to provide a satisfactory level of amenity to the dwellings.

#### **IMPACT OF THE PROPOSED DEVELOPMENT ON THE AMENITIES OF NEIGHBOURING PROPERTIES**

- 9.29 Saved Policy H3 states that residential developments should not damage the amenities of existing residential areas.
- 9.30 In terms of neighbouring amenities the closest neighbouring dwellings are located to the north and the east. No significant alterations are proposed to the fabric of the building and as such it is not considered that the development would result in any further overshadowing or obstruction of windows.
- 9.31 The building is currently used as a hotel and as such there would be activity in a number of parts of the building. However the proposed scheme for residential development of the site would create habitable rooms to a number of windows within the structure. Mature planting

currently restricts views towards the residential property to the east and a landscaping condition would be attached to any consent to insure that this is maintained. The coach house to the north, which has consent for residential occupancy, would be in close proximity to the residential flats. The applicant proposes to use lower level obscure glazing to the gable closest to the Coach House and it is considered that this is sufficient to protect the privacy of the adjacent property.

- 9.32 The proposed development is therefore not considered to damage the amenities of existing residential areas and as such would meet this requirement of Saved Policy H3 of the Local Plan.

#### **HIGHWAY SAFETY**

- 9.33 Developments should not create conditions prejudicial to highway safety to meet the requirements of Saved Policy H3 of the Local Plan.
- 9.34 The existing structure is a large hotel with two accesses onto the public highway. It is not considered that the conversion of the hotel into residential uses would result in any significant increase in traffic using the property that would have a detrimental impact on highway safety within the vicinity. Furthermore the Highways Authority has not raised any issues with regards to highway safety.
- 9.35 In terms of parking there is a large hardstanding area to the front of the property currently used for car parking. The applicant proposes to reduce the size of this hardstanding to a level that would still provide enough car parking spaces for each dwelling to have 2 parking spaces with a number of further spaces for visitors.
- 9.36 It is therefore considered that in terms of the highways the proposed development would not create conditions prejudicial to highway safety meeting this requirement of Saved Policy H3 of the local plan.

#### **OTHER ISSUES**

- 9.37 It is acknowledged that there is conflict between the comments and recommendations by the North Yorkshire Police Architectural Liaison Officer and the character and appearance of the Listed building. Given the importance of the structure it is considered that the preservation of the character and appearance of the building should be given great weight. Notwithstanding this the applicant has suggested a number of security enhancements to the original scheme.
- 9.38 For improved security all lower windows on the ground floor would be of double glazed laminated glass. External areas would be subject to low level lighting via bollards to replace the existing floodlights. Each apartment would have an intruder alarm system, with a video entry system to each apartment with a group system for the main front door.
- 9.39 The creation/extension of walling within the curtilage is considered to have an adverse impact on the Listed Building however the security detail suggested by the appellant is considered to be a non-intrusive way of improving security on the site without impacting unacceptably on the Listed Building.

#### **10. Recommendation**

- 10.1 That the application is refused for the following reason

##### **Reason for Refusal**

The proposed conversion of the Falcon Manor Hotel into residential units is considered to be unacceptable and contrary to the National Planning Policy Framework objective of seeking to achieve sustainable development due to the potential adverse impact on the economic base of the area. The National Planning Policy Framework indicates that where there is no reasonable prospect of a site being used for an employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. It has not been established that the hotel has been marketed at an appropriate price for an adequate length of time to demonstrate a lack of demand for the property. It has also not been demonstrated that the hotel cannot make a significant contribution to the local economy and the important

tourism trade within the district or that there is no demand for serviced accommodation within the area. Given the failure to adequately assess the market in this way the conversion is resisted as the Local Planning Authority has significant concerns over the loss of employment opportunities, and the provision of serviced accommodation in the local area to meet an identified need that will help support the tourism industry. For this reasons the proposed conversion is therefore not considered to meet the requirements of the National Planning Policy Framework.

Statement of Positive Engagement: -

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has: -

- accepted additional information / changes to the scheme post validation.




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## Appeal Decision

Site visit made on 25 February 2013

by **Richard McCoy BSc MSc DipTP MRTPI IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 April 2013

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**Appeal Ref: APP/C2708/A/12/2188682**

**Falcon Manor Hotel, Settle BD24 9BD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Remove Code Ltd against the decision of Craven District Council.
  - The application Ref 62/2011/12160, dated 7 November 2011, was refused by notice dated 25 September 2012.
  - The development proposed is the change of use from hotel (C1) to residential (C3).
- 

### Decision

1. I dismiss the appeal.

### Main Issue

2. The main issue is whether the proposal would conflict with national policy having regard to the provision of serviced accommodation to support the local tourism industry.

### Reasons

3. Formerly a vicarage, the Falcon Manor Hotel, a Grade II listed building, is located on the southern edge of the town in a predominantly residential area. Nearby is the Yorkshire Dales National Park. Proposed is the conversion of the building into 10 no. residential units with a mixture of 1 - 4 bedrooms. A related application for listed building consent was recently approved (ref. 62/2011/12161) by the Council. The parties agree that residential development is acceptable in principle under saved policy H3 of the adopted Craven District (Outside the Yorkshire Dales National Park) Local Plan (LP) and the proposal would not lead to a loss of facilities for local residents in terms of restaurant and public house facilities.
4. However, the LP has no relevant policies in respect of development affecting tourism accommodation. In such circumstances, the National Planning Policy Framework (the Framework) states that where the development plan is silent, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
5. The Framework sets a presumption in favour of sustainable development. This has 3 dimensions which give rise to the need for the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system. In this

regard, concerns have been raised that the proposal would not contribute to building a strong, responsive and competitive economy as it would result in the loss of employment and serviced tourist accommodation. In respect of employment uses, the Framework advises that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

6. The appellant argued that the hotel is no longer viable and has been under performing for several years. This has been exacerbated by the ill health of the owner, a lack of applicants for the post of chef and an inability to recruit staff locally, reducing the number of letting rooms from 15 to 13 in order to provide staff accommodation. The appellant also claimed that the hotel has suffered from a lack of passing trade since the opening of the by-pass and the submitted financial information shows that occupancy at the hotel has been in decline. Set against the accounts and bank statement, it is the appellant's contention, that there is no data to support the claim that the hotel would be a viable proposition.
7. The appellant's Marketing agent, Michael Buswell FRICS, pointed out that unlike other property transactions, during the sale of licensed properties there is most often no visible sign that the property is on the market. This is for commercial reasons to prevent loss of trade and staff during a period of uncertainty. I note that based on this marketing advice, the appellant considered that the prospects for selling the business as a going concern, were not good due to the size of the hotel, the difficulty in adding major extensions resulting from its listed status and the current economic climate.
8. The appellant also obtained specialist advice from a hotel commercial agent who contended that the absence of sustained substantial profits would make bank funding for the hotel hard to obtain, which allied to necessary refurbishment and ongoing maintenance, along with the collapse in the property market, would make selling the hotel as a going concern difficult.
9. Nevertheless, although it did attract interest from 4 parties which came to nought, I have no evidence before me to explain the extent of any marketing campaign by the agent such as engaging a client/contact list with full marketing details and sales particulars appearing on an agent's web site, trade brochures, the local/national press, specialist tourism industry literature or a publication such as the Estates Gazette. While I have no doubt that the marketing agent did use his best endeavours on behalf of the appellant, I consider that the effectiveness of the marketing strategy would have been limited by its range and how it was conducted.
10. It would appear that further marketing details were invited by the Council but no additional details were submitted and that the Council's Review of Tourism (March 2010) although disputed by the appellant showed strong tourism demand and an under provision of serviced accommodation in the local area. The adverse effects of this proposal, insofar as it has not been demonstrated, having regard to market signals, that there is no reasonable prospect of the appeal site continuing in use as a hotel, would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework which seek to deliver sustainable development by building a strong, competitive economy.

11. In reaching this decision, I have noted the appellant's arguments that the proposal will lead to investment in a heritage asset, the Council has an under supply of housing land which the proposal would serve to redress, staff numbers at the hotel were low and some staff could be re-employed in the management company to run the residential conversion and other nearby tourism facilities have been granted permission to change to residential use (including the former Coach House to the Falcon Manor) while others have invested in the provision of more serviced accommodation.
12. I further note the arguments that a nearby site with permission for a hotel has yet to be implemented indicating a lack of demand, the proposed conversion to residential would be more beneficial to the local economy and the Town Council did not object to the change of use. Nevertheless, given the lack of evidence to demonstrate that the business could not be sold on the open market as a going concern, in an area with an identifiable need for serviced tourism accommodation, I consider that these considerations would not outweigh the loss of this local employment/tourism use.

### **Conclusion**

13. In coming to this decision, I have had regard to the effect of the revocation of the Regional Strategy but in the light of the facts in this case the revocation does not alter my conclusions, which for the reasons given above, are that the appeal should be dismissed.

*Richard McCoy*

INSPECTOR

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**yvonne m**  
 Manchester, United Kingdom  
 2 reviews  
 3 helpful votes

### "really enjoyable stay!"

Reviewed 6 October 2013

Stayed here as going to a nearby wedding. The hotel is full of character and the views of the Dales magnificent. Could do with electric showers, but was not a problem really. Breakfast was spot on and the staff were very friendly. Would definatley recommend this as something a bit different from the bland norm.

Was this review helpful?  Yes  No 1 [Problem with this review?](#)



**Dr Gary L**  
 London, United Kingdom  
**Contributor**  
 ★ 14 reviews  
 🏨 5 hotel reviews  
 🌐 Reviews in 6 cities  
 3 helpful votes

### "Recommended"

Reviewed 15 September 2013

This hotel has character and the staff are helpful and friendly.

Recommend the steak night on the Friday evening. Just for value the steak for two and a bottle of wine is hard to beat.

The room had dated decor and the shower wasn't brilliant, but the room was big and the room was nice.

The breakfast was basic and something they can definitely improve upon (better quality bacon and sausage would be a big improvement, and the porridge cooked with water and no milk really is unfortunate).

That being said it is a lovely setting. Good location for the Yorkshire Dales for walking, and a short 5min walk into the village of Settle (for pubs and restaurants).

Definitely recommended for a stay in Settle and the Yorkshire Dales.

With some attention to detail it would be even better.

Stayed August 2013, travelled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

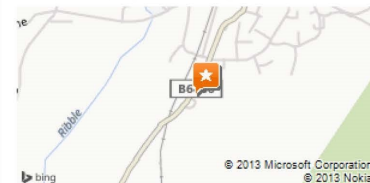
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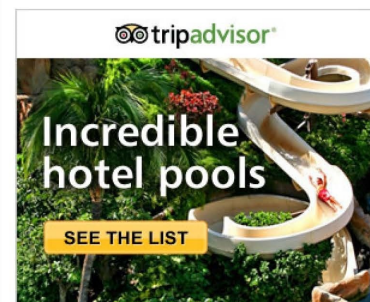
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**Slap\_n\_Tick37**  
Blackpool

**Senior Contributor**

- 30 reviews
- 12 hotel reviews
- Reviews in 16 cities
- 21 helpful votes

### “Voucher site special”

Reviewed 8 September 2013 via mobile

We stayed here using a voucher so it was excellent value for money. The service was good and so was the food. The building itself is magnificent; it is however in great danger of falling into serious disrepair which is a shame. We stayed in room 5 which was very dated, the bed was quite hard and the furniture very worn. The shower pressure was too weak to attempt washing my hair. If someone had money to invest in this place they could make it into a fabulous wedding venue. I hope it survives, the staff are good and chef definitely knows what he's doing. We got it at a bargain price so we were happy, if I'd paid full whack I'd have felt ripped off.

Stayed September 2013

Value	Rooms
Location	Cleanliness
	Service

[Less](#)

Was this review helpful?  Yes

[Problem with this review?](#)

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This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC



**SheilaDerby**  
Derby

**Contributor**

- 11 reviews
- 6 hotel reviews
- Reviews in 9 cities
- 5 helpful votes

### “Disappointing”

Reviewed 30 August 2013

This hotel only does food on Friday and Saturday evenings. We visited on a Groupon offer which included dinner on the first night. However due to unforeseen circumstances we had to change to mid week dates which they were very good about and we were told we'd get wine as a replacement, but this never materialised. Like so many lovely hotels it is in need of money spending on it. We were never offered the chance to upgrade and our room was adequate at best. However on the first night I pulled the bedspread down and found (between the bedspread and the blanket) a pair of ladies pants!! As there is no one at the hotel after 7.00 pm I couldn't do anything until the following morning and reported this to an assistant. When we returned that evening the lady owner spoke to me about this, but it was treated as a huge joke. I didn't want anyone to get into trouble about this but there wasn't any sort of apology. Breakfasts were good. I would not have been happy if I'd paid the full rate to stay there.

**Room Tip:** Sorry can't comment as I had room 12 which was only very average.

[See more room tips](#)

Stayed August 2013, travelled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?  Yes  1

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[See all 3 reviews by SheilaDerby for Settle](#)

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**AndyDHouston**  
Rotherham, United Kingdom

**Reviewer**

- 3 reviews
- Reviews in 2 cities

### “An overnight stay”

Reviewed 28 August 2013

A picturesque stone building, very polite and friendly staff. Room we had was basic, but comfortable and clean, exactly what we wanted, at a reasonable price, especially over a bank holiday. The full english breakfast was well cooked and presented. I'd certainly recommend it to others

Stayed August 2013, travelled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

Was this review helpful?  Yes

[Problem with this review?](#)

[Ask AndyDHouston about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC



### “A fabulous place to stay”

Reviewed 26 August 2013 via mobile

We stayed in the coach house ( an upgraded four poster room) which was fantastic.

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Falcon Manor Hotel Photos (13 traveller photos)

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**Holiday Inn Express Manchester City Centre-MEN Arena**  
4.5 out of 5, 570 reviews  
Last reviewed 4 Dec 2013

**Royal Kings Arms Hotel**  
3.0 out of 5, 312 reviews  
Last reviewed 4 Dec 2013

**The Tempest Arms**  
4.5 out of 5, 348 reviews  
Last reviewed 4 Dec 2013

**New Inn Hotel**  
4.0 out of 5, 88 reviews  
Last reviewed 2 Dec 2013

**Sundial Guest House**  
4.5 out of 5, 17 reviews  
Last reviewed 2 Dec 2013

**Liverpool House**  
5.0 out of 5, 1 review  
Last reviewed 28 Nov 2013

**Ellerthwaite Lodge**  
4.5 out of 5, 162 reviews  
Last reviewed 27 Nov 2013

**BEST WESTERN Old Mill Hotel, Ramsbottom**  
3.5 out of 5, 111 reviews  
Last reviewed 21 Nov 2013

**Settle Lodge**  
5.0 out of 5, 130 reviews  
Last reviewed 21 Nov 2013

**The Boars Head Hotel**  
4.0 out of 5, 17 reviews  
Last reviewed 18 Nov 2013

**Harts Head Inn**  
4.0 out of 5, 89 reviews  
Last reviewed 15 Nov 2013

**The Royal Oak**  
3.0 out of 5, 24 reviews  
Last reviewed 13 Oct 2013

[Tippethwaite Barn B&B](#)

mkt181822  
yorkshire

**Senior Contributor**

- 25 reviews
- 14 hotel reviews
- Reviews in 17 cities
- 16 helpful votes

The falcon is only small, but has a great traditional feel, on the outskirts of settle. There are plenty of great places to eat and drink in walking distance.



Stayed July 2013, travelled as a couple

Was this review helpful?  Yes [Problem with this review?](#)

[Ask mkt181822 about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC



Dianne S  
Grimsby, United Kingdom

**Senior Reviewer**

- 9 reviews
- 3 hotel reviews
- Reviews in 6 cities
- 4 helpful votes

**“KGB excellent deal”**

Reviewed 25 August 2013

Very enjoyable stay in this lovely old hotel which is full of original features. We stayed in room 6 and on entering was very pleasantly surprised how spacious it was. The window looked out over the bowling green and the hills beyond. However, the bed was so uncomfortable, I'll go back again if they change it. No night meals were available due to it being early in the week, but the breakfast was amazing. The staff were most helpful and efficient.

Stayed August 2013, travelled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?  Yes [Problem with this review?](#)

[Ask Dianne S about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC



Jeff G  
Lincoln

**Contributor**

- 11 reviews
- 6 hotel reviews
- Reviews in 4 cities
- 2 helpful votes

**“Yorkshire Dales Break”**

Reviewed 22 August 2013

A couple of nights away at Falcon Manor gave us the opportunity to see the area and discover the lovely town of Settle. The hotel is on the edge of town but only a few minutes walk to the centre. The owners are lovely people and the duty manager Stephen a 'hoot'. Bedroom quiet, very clean and we had a lovely breakfast that included the hotel's own homemade jams. So many varieties and all made in the hotel kitchen. We only had dinner one night - I had a steak cooked rare which was done just right. It has a rustic charm, is clean and friendly so made our stay. Recommend the Settle-Carlisle Railway and Victoria Hall where we saw Tarras a brilliant northern rock/folk band.

**Room Tip:** Ask about dinner when you book as it isn't available every night

[See more room tips](#)

Stayed August 2013, travelled as a couple

Value	Rooms
Location	Cleanliness
Sleep Quality	Service

[Less](#)

Was this review helpful?  Yes [Problem with this review?](#)

[See all 4 reviews by Jeff G for Settle](#)

[Ask Jeff G about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC



ELAINE L  
Liverpool, United Kingdom

**Reviewer**

- 4 reviews
- 3 hotel reviews
- Reviews in 3 cities
- 3 helpful votes

**“Excellent service; as usual.”**

Reviewed 11 August 2013 via mobile

Lovely stay with my mum & was made to feel at home by Philip, Janet & Steven. Excellent meal on Saturday night & lovely breakfast too. After coming here for many years, we will continue!

Thanks again.

Elaine & Val

Stayed August 2013

Value	Rooms
Location	Cleanliness
	Service

Was this review helpful?  Yes [Problem with this review?](#)

[Ask ELAINE L about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC

ELAINE L has 1 more review of Falcon Manor Hotel

“Very enjoyable stay again, excellent hotel & staff.”

Reviewed 12 August 2011

4.5 out of 5, 11 reviews  
Last reviewed 14 Oct 2013



**Ingleholm Settle B&B**

5.0 out of 5, 10 reviews  
Last reviewed 9 Oct 2013



**Whitefriars Country Guesthouse**

4.5 out of 5, 24 reviews  
Last reviewed 5 Oct 2013

**Explore the world**

**Hotels**

[Venetian Resort Hotel Casino in Las Vegas](#)

4.5 out of 5, 10,767 reviews  
Last reviewed 5 Dec 2013

[Melia Palas Atenea Hotel](#)

4.0 out of 5, 574 reviews  
Last reviewed 3 Dec 2013

[Kyriad Disneyland Resort Paris in Magny-le-Hongre, France](#)

3.5 out of 5, 1,127 reviews  
Last reviewed 4 Dec 2013

[Renaissance Vinoy Resort and Golf Club in St. Petersburg, Florida](#)

4.5 out of 5, 783 reviews  
Last reviewed 5 Dec 2013

[The Glasshouse in Sligo](#)

4.0 out of 5, 708 reviews  
Last reviewed 4 Dec 2013

[Jurys Inn Exeter Hotel](#)

4.0 out of 5, 371 reviews  
Last reviewed 4 Dec 2013

[Grand Hotel National in Lucerne](#)

4.5 out of 5, 178 reviews  
Last reviewed 3 Dec 2013

[Hotel Oslo City Centre](#)

4.0 out of 5, 129 reviews  
Last reviewed 3 Dec 2013

**Sightseeing**

[The London Coliseum](#)

4.5 out of 5, 117 reviews

**Restaurants**

[Binding Time Cafe](#)

4.5 out of 5, 19 reviews



elsej0n  
Kingston-upon-Hull, United Kingdom

**Senior Contributor**

- 49 reviews
- 14 hotel reviews
- Reviews in 25 cities
- 14 helpful votes

**“the coach house”**

Reviewed 10 August 2013

We stayed here during the week so sadly there was no steak night for us! The room we had in the coach house was brilliant, a huge four poster bed and a lovely large room. The setting of the hotel is great for touring in the dales. The breakfast was delicious. The staff were very friendly and helpful. I loved the dining room, the decor was tasteful and the view over the garden to the hills was great.

Stayed August 2013, travelled as a couple

- |               |             |
|---------------|-------------|
| Value         | Rooms       |
| Location      | Cleanliness |
| Sleep Quality | Service     |

[Less](#)

Was this review helpful?  Yes

[Problem with this review?](#)

[Ask elsej0n about Falcon Manor Hotel](#)

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC

1-10 of 128 reviews

« 1 2 ... 13 »

**Still looking for a hotel?**



**Highly rated hotels in or near Settle**

<p><b>The Midland</b> 1,004 reviews</p>	<p><b>The Coniston Hotel &amp; Country Est..</b> 370 reviews</p>	<p><b>The Devonshire Arms Country Hous...</b> 633 reviews</p>	<p><b>Stirk House Hotel</b> 315 reviews</p>

**Also consider these accommodations in or near Settle**

<p><b>The Traddock</b> 251 reviews</p>	<p><b>The Lion at Settle</b> 197 reviews</p>	<p><b>Littlebank Country House</b> 138 reviews</p>	<p><b>King William the Fourth Guest Ho...</b> 133 reviews</p>

[View all 4 hotels in Settle, ranked by popularity](#)

**Been to Falcon Manor Hotel? Share your experiences!**

[Write a Review](#)

[Add Photos & Videos](#)

**Additional Information about Falcon Manor Hotel**

**Also Known As:**

- Falcon Manor Settle
- Hotel Falcon Manor
- Falcon Manor Hotel Settle, Yorkshire

Address: Skipton Road, Settle, Yorkshire Dales National Park BD24 9BD, England

Region: United Kingdom > England > Yorkshire > North Yorkshire > Yorkshire Dales National Park > Settle

**Amenities:**

- Free Parking
- Restaurant

**Hotel Style:**

Ranked #4 of 4 hotels in Settle

Price Range (Based on Average Rates) ££

**Reservation Options:**

TripAdvisor is proud to partner with LateRooms and Booking.com so you can book your Falcon Manor Hotel reservations with confidence. We help millions of travellers each month to find the perfect hotel for both holiday and business trips, always with the best discounts and special offers.

**Owners: What's your side of the story?**

If you own or manage Falcon Manor Hotel, register now for free tools to enhance your listing, attract new reviews, and respond to reviewers.

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 Review

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# Welcome to Yorkshire

yorkshire.com

Release Date: June 14, 2013

## Campaign launch follows grand rise in Yorkshire tourism

Figures just out show Yorkshire tourism made a grand start to 2013 after the announcement that the Tour de France is coming to the county.

Despite freezing temperatures, Yorkshire tourism saw the highest year-on-year rise for spend in England this January and February compared to the same time last year – up **47%**.

The news comes as Welcome to Yorkshire teamed up with Lightwater Valley this week to launch a new summer campaign to promote the county.

The new campaign capitalises on the strong start to 2013 which also saw trips to Yorkshire up **6.6%** and overnight stays rise **24.2%** during the same period, according to the Great Britain Travel Survey (GBTS).

This all follows the historic news in December 2012 when Welcome to Yorkshire discovered their audacious bid to bring the Grand Depart of the Tour de France – the world's largest annual sporting event – had been successful.

Gary Verity, Chief Executive of Welcome to Yorkshire, said: "Stats like these are testament to the hard work and determination of our tourism businesses, coupled with the innovative work we do to market Yorkshire. These encouraging figures follow our announcement that we had secured the Tour de France – and the subsequent international media coverage it brought for Yorkshire, thrusting it into the spotlight once more.

"Our summer campaign, backed by Lightwater Valley, builds on this great start. It shows that by working together across the county, Yorkshire can lead the way. Yorkshire is now recognised as one of the leading tourist destinations in Europe and our summer guide is just one of a number of initiatives we are leading to build on this momentum."

Janine Ross, Head of Marketing at Lightwater Valley – which just opened the UK's largest Angry Birds Activity Park this summer – added: "Following our £1m investment in our new Angry Birds Activity Park, we are looking forward to welcoming even more visitors this summer. By working with Welcome to Yorkshire, it allows us to access even more opportunities and the new summer guides is one example."

These latest stats showed that in the same period, England's national averages for trips were up 0.9%, overnights stays up 7.3% and spend up 9.2% - all way below Yorkshire's performance.

Early estimates predict Le Tour could be worth more than £100m to Yorkshire's economy when the race's Grand Depart kicks off on July 5, 2014, for stage one and July 6 for stage two.

To find out more about things to do in Yorkshire see [www.yorkshire.com](http://www.yorkshire.com)

**- ENDS -**

**4 images attached**

**Caption:**

Three kids get to grips with the new summer guide at Lightwater Valley (1-3) and in the park too (4).

**Names:**

- Liv Poucher, age 1, (wearing pink hoody) from Leeds
- Darcy Denton, age 2, (wearing blue dress) from Wetherby
- Luca Francisco, age 1, (wearing striped polo top) from Wetherby

**Editors' Notes:**

- Welcome to Yorkshire is the official destination management organisation for Yorkshire, working to grow the county's visitor economy.
- Welcome to Yorkshire is a not-for-profit membership organisation, funded in part by grants, sponsorship and Welcome to Yorkshire members. All money raised is reinvested directly back into promoting Yorkshire.
- Key facts include:
  - Tourism in Yorkshire is worth £7 billion annually
  - The county's industry employs almost a quarter of a million people
  - There are 216 million visits to Yorkshire each year

For more news and a free image bank <http://www.yorkshire.com/mediacentre>

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