

07/03/2019

NYMNP

25/02/2019

## Minor Amendment Application

Proposed Revisions

to

Trig Point Housing Development

NYM/2016/0694/FL

Staites

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This current application relates to proposed minor revisions to the previously approved Planning Application NYM/2016/0694/FL to construct individual dwellings on the site of a former army training base at Trig Point Staithes. It is also a request to vary the provisions on condition 4 of the original approval.

The current owner of the site Mr. Walker would like to retire but is reluctant to leave the site and as such would like to retain part of the site and sell the residue as a going concern. Mr Walker also feels that the development is something that would suit a younger person than himself to take the scheme forward.

The main issue with separating the site is that of Planning Condition 4 from the previously approved planning application NYM/2016/0694/FL.

Planning Condition 4 states that although the individual units can be sold separately the site should remain in single ownership. The main reason for this was to retain control of the site by having a permanent manager in residence, thus maintaining site organisation and control.

We thereby request a slight change to condition 4, to have the new proposed development still in single ownership but the existing buildings to remain separate to the new and in the possession of Mr Walker.

Mr Walker would like to retain his current living arrangements on site but have the new proposed development as a separate entity.

This would effectively mean that one of the proposed dwellings would be used as a managers/owners accommodation, thus maintaining full site control as previously approved.

The revised site layout shows the revised dwelling locations, also adjusted to accommodate the realignment of the access road.

Levels / landscaping remain as per the previously approved scheme.

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It can be seen quite clearly from the site layout that the proposed units lend themselves to being in a separate ownership with the existing development remaining in the possession of Mr Walker.

The proposals are purely a slight technical adjustment to a previously approved scheme varying condition 4 and as such I would like to think would be met positively.

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# Design Access Statement

Proposed Redevelopment

of

Existing outdoor holiday centre

Trig Point  
Staithes

For

Mr and Mrs. G. Walker

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# 1.0 Introduction

## Purpose of the Statement

1.1 This Design and Access Statement has been prepared by Todd Building Consultants on behalf of Mr and Mrs G. Walker to accompany a detailed planning application for the demolition of existing chalet units and large shower/toilet block with water tower, to be replaced with the construction of 13 new Log Cabins, their bases, replacement car parking, a new internal road with camping pods with associated wc facilities. The development will be surrounded with sympathetic landscaping and infrastructure. The proposed development will enable the siting of 13 new residential units within the existing perimeter of the TRIG POINT site.

1.2 The Design Access Statement should be read in conjunction with the plans and reports that form part of the planning application submission.

1.3 This report responds to the requirements of the Town and Country Planning (General Development Procedure)(Amendment)(England) Order 2006 (the "GDPO") for planning applications - apart from some exceptions - to be accompanied by a Design and Access Statement that explains:

a the design principles and concepts that have been applied to the development; and,

b how issues relating to access to the development have been dealt with.

1.4 The structure and content of the statement has been informed by DCLG Circular 01/2006 "Guidance on Changes to the Development Control System" (12 June 2006) and "Design and Access Statements: How to Write, Read and Use Them" (CABE 2006). Together these provide advice on what a Design and Access Statement should include. In essence, there is a need to:

i provide a review of the site's immediate and wider context and relevant planning policy and guidance;  
ii provide a rationale for the scheme's design based on (i);  
iii explain and illustrate the design principles; and,  
iv explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen.

1.5 Where considered appropriate, this statement identifies elements of the proposal that would, if deemed necessary, be referred to in planning conditions.

## Report Structure

1.6 Section 2.0 explains the context for the site and its design principles outlining the approach taken in terms of use, amount, scale, layout, landscaping, appearance, access and visual impact.

• Section 3.0 sets out our conclusions.

## Description of the proposals

1.7 This application seeks planning permission for the redevelopment of the Trig Point holiday centre.

The proposal includes the demolition of several existing, poor quality chalet units, together with a large shower and toilet block, to be replaced with 13 new sympathetically designed log cabins, with associated bases. The proposed development also includes replacement car parking, a new internal road layout, and associated landscaping and infrastructure.

To the eastern part of the site it is also intended to locate a series of camping pods with associated wc facilities.

1.8 The 13 unit bases will each measure approximately 12 metres by 6metres (total area of 72 sqm per base), will be fully serviced and be provided with a surfaced parking space.

1.9 The majority of the car parking spaces are located adjacent to the new accommodation units.

1.10 The proposal will enhance the existing landscaping providing additional green areas. Each residential unit will have its own area of amenity space and landscaping to create a private area to maximise guest / owner enjoyment.

## **2.0 Appraising and Responding to the Context**

### **Site and Surroundings**

2.1 Trig Point Holiday camp is located on the north east coast of North Yorkshire within the village of Staithes and is approximately 10 miles north of Whitby, within the North York Moors National Park.

Locally, beyond the Camp, are the small settlements of Easington (2.5 miles north) and Hinderwell (1.5 miles south). The site is within the Borough of Scarborough

2.2 The surrounding area is characterised by open, undulating countryside with some small villages and individual residential properties. Trig Point Camp comprises various permanent residential units together with a series of dormitories around the periphery of the site, which was formally a World War 1 Army Barracks. There is also a large shower/toilet block with water tower providing facilities for in excess of 300 people. The Camp also contains a central complex of dining facilities with associated utility buildings. Throughout the Camp there are a number of open spaces, particularly along the eastern most boundary of the site, overlooking the sea.

2.3 The site is bounded immediately to the south by Local Authority car parking, currently leased to SBC by Mr Walker and beyond that a large Industrial Estate. To the east it is bounded by an area of farmland, looking out towards the sea. To the west there are a number of domestic dwellings fronting onto the main vehicular access to the harbour of Staithes. The north of the site fronts onto open farm land facing the North Sea. Internal vehicular access roads are located immediately adjacent to the southern, western boundaries of the site

2.4 The application site currently contains single storey chalet units, buildings arranged in small linear groups around the main internal access road.

The existing chalets are in a poor state of repair and the majority require major refurbishment works or replacement.

Existing car parking is arranged around the periphery of the chalet area informal car parking is provided on the grass banks. There is little landscaping within the curtilage of the site.

### **Use**

2.5 The application site is currently mixed used, permanent residency and chalet accommodation for tourists alike, all year round (use class D2 - Assembly and Leisure). The proposed development involves the replacement of chalet units with 13 hard bases to enable the siting of 13 new residential units.

2.6 It is considered that the proposed use is entirely appropriate for the context, as it is the same use as existing, and surrounded by more of the same use, given its location within the site.



## Amount

2.7 The application site is approximately 2ha in size and irregular in shape. This application proposes the replacement of chalet units with 13 Residential units. Each of the bases measures approximately 12 metres by 6metres (72 sqm per base).

## Layout

2.8 The bases for the proposed residential units will be set out around an internal road in linear groups. The new internal road layout comprises one route running from the west to the south, located in the centre of the site, which is transected by an existing additional vehicular access from the adjacent car parking area. The majority of the units have an area to the front that will provide one car parking bay per unit and an amenity area. Car parking for some of the units will be provided along the northern and eastern stretch of the internal access road of the application site.

2.9 Ground lighting and low level bollard lighting will be used to light the new community areas. The lighting will be designed to ensure minimum spillage and environmental impact and will create a safe environment for both residents and guests alike.

2.10 The proposed layout is an improvement to the existing layout and provides a lower density and number of units within an improved environment for occupants and is of a less formal nature.

## Scale

2.11 As stated above, each of the units measures approximately 12 metres by 6 metres (72 sqm per base), they will be approximately 4.5m in height at their highest point, which is of a similar scale to the other static structures within in the site. Therefore, the proposed development is considered to be of a scale appropriate to the context of the surrounding area, and its rural setting

## Landscaping

2.12 The scheme retains existing planting around the periphery of the site and a number of trees throughout the site will be retained as part of the proposal. This will allow the proposed development to be screened by proposed additional planting to reduce visual impact and will result in it being compatible with the surrounding landscape. The grass areas in between the units will be mown regularly to give a high quality landscape and be maintained by the management.

## Appearance

2.13 The design approach for the new units ensures high quality accommodation that will meet the expectations of visitors and residents.

The proposed residential units will enable the provision of a modern design, in conservative colours which will blend into the existing backdrop of the site. The residential units will replace the existing chalets which are aesthetically challenged and out of context with the surrounding neighbourhood. It is also envisaged that certain areas may accommodate green energy in the form of solar panels and the use of some system of surface water collection for re use, (the feasibility of this is still being investigated).

Therefore, it is considered that the appearance will be improved as a result of the proposed development.

## Visual Assessment

2.14 The visual impact of the proposed development needs to be considered in its overall context. The existing and proposed plans and elevations demonstrate the existing site context and enable the impact of the proposed development to be assessed.

2.15 A description of how views from publicly accessible locations in the surrounding area would change as a result of the proposed development is provided below.

There are open fields in the immediate vicinity to the east of the site, with large new farm buildings to the north east, with the North Sea in the distance to the North. To the South there is also a public car park, a large Industrial Estate and local residents allotments. To the west there is another private car park and further on domestic accommodation. The application site is partially screened by the mature trees to the south boundary, which will be retained as part of the proposed development. The only part of the application site that is particularly visible is at a distance and from two local farms. The site by its very nature is constructed on a plateau above the village of Staithes and is effectively landlocked and cannot be seen from any adjacent highway.

It is considered that the replacement of these chalets with single storey residential units in natural colours improving those already existing on the site, will not have a significant impact as the scale of development on the site will be reduced, the existing planting will be retained in the site, and the proposals will blend in to the existing environment.

2.16. In summary, the application site is already developed and located within the larger overall site. From a distance, the application site is read as a developed site, and whether chalets occupy the site (as existing) or residential units, given that the scale of the development is in-keeping with the surrounding Camp and there are no tall buildings proposed, there is no real difference in terms of visual impact to the existing situation.

Therefore, the proposed development is not considered to have any unacceptable visual impact, as demonstrated on the proposed plans.

## Access

2.17 The closest strategic road network is the A171 located some 5 miles away via either the A174 through Hinderwell or via Easington. The site is accessed locally from Staithes Lane via Whitby Road. The main pedestrian access is also via Staithes Lane.

2.18 The Camp is well served by public transport with local bus route services towards Whitby and Middlesbrough. The regional bus station is located in Middlesbrough (22 miles south).

2.19 The existing chalet area is located to the east of Staithes Lane. Internal vehicular access road is located immediately adjacent to the western and southern boundaries of the Camp. It is proposed to create a new internal link road from the existing vehicular access route which runs to the east of the central community buildings. This will provide safe and inclusive access for all.

2.20 There will be no change to the vehicular access into the Holiday Camp from Staithes Lane or from the car park, which will continue to provide a good safe access to the main road network, in accordance with local policy.

## 3.0 Summary and Conclusions

3.1 This Statement has addressed the following issues in relation to the design approach for the proposed development:

- Use;
- Amount;
- Layout;
- Scale;
- Landscaping;
- Appearance; and,
- Access.

3.2 The proposed residential units will facilitate the provision of improved high quality tourist and permanent accommodation to ensure the Park meets the expectations of visitors and residents alike, and continues to be an attractive tourist destination. The proposals are in accordance with national, regional and local planning policy concerning design issues as well as supporting the upgrading of existing tourism accommodation to allow local economic benefits to continue.

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## **Heritage Statement**

**The Proposed Redevelopment**

**of**

**Existing Outdoor Holiday Centre**

**Trig Point  
Staithes**

**for**

**Mr and Mrs G Walker**

## Introduction

1.1 This heritage statement has been prepared in support of a planning application for a residential development on a former army camp within the village of Staithes, North Yorkshire.

1.2 The statement has been undertaken with regard to the *National Planning Policy Framework* as well as English Heritage guidance (*English Heritage Conservation Principles: Policies and Guidance* □ April 2008).

1.3 This report includes a statement of significance of the site as a heritage asset in its wider context and setting and in relation to designated and undesignated heritage assets in the vicinity. It also examines the potential visual and physical impacts on designated and non-designated heritage assets in the area and the Staithes Village Conservation Area. It also includes an assessment of the design quality of the proposed development.

1.4 The site is within a Conservation Area. The site lies south of the village of Staithes accessed from Staithes Lane, via Whitby Road. The proposed development site was used as a World War I training camp with barracks latrines and other associated structures, all of which have fallen into various stages of disrepair.

There are no Scheduled Ancient Monuments or other designated heritage assets on or in the near vicinity of the site.

1.5 The site is a derelict 20<sup>th</sup> century military camp on the south of the Staithes Village, which has in the past been used for tourist purposes in the form of a holiday camp, with permanent residents also sharing the site. The camp comprises of single storey blocks of accommodation, an officers' mess, latrines etc., and areas of hardstanding. There are no buildings recorded as being a locally significant heritage asset. The buildings are primarily pre-war.

1.6 The proposed development will partially remove the remains of the camp but not significantly impact on the overall site. The officers and other ranks dining hall will remain along with 4 other ex barracks. The impact is considered to be small and can be mitigated through a programme of archaeological recording if so desired.

1.7 There will be no direct impact on any structure within the vicinity due to the secluded nature of the site.

1.8 The character of the adjacent residential buildings have no particular heritage merit, and the development has been designed to complement the sites character. The visual impact on the surrounding area will be minimised with the maintenance of existing ground and elevation levels and sympathetic landscaping.

## **2. The project**

### **Location** (Figures 1 & 2)

2.1 The site is located on the south end of Staithes and is irregular in plan, and covers an area of approx 2 hectares. The site is surrounded by a variety of uses as per enclosed DAS with 19<sup>th</sup> and 20<sup>th</sup> century housing immediately beyond.

### **Development proposal**

2.2 The proposed development includes demolition of the single storey barrack blocks, latrines and associated buildings together with the removal of the areas of hardstanding. Following demolition, it is proposed to develop the area for residential use with a range of house types providing a mix of accommodation in a layout that continues the character of the local area, in line with local planning policy guidelines, together with camping pods and associated facilities.

2.3 Site levels would remain as existing, with the eastern edge of the site approximately 2m below the footpath that runs along the western side of the development area. Mature trees on the southern part of the site will be retained. Views north and east towards the coast and North Sea will be retained and enhanced.

## **3. Heritage planning policies and guidance**

### **National policy and guidance**

3.1 The National Planning Policy Framework (NPPF) was issued in March 2012 and outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. This report has been conducted specifically with regard to chapter 12 of the framework, *Conserving and enhancing the historic environment*.

### **Local policy and guidance**

3.2 English Heritage's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.

#### **4. The heritage asset**

4.1 At the time of the survey the northern part of the site comprised an area occupied by late-19th century temporary structures and single storey brick structures with felt or sheet metal roofs. The camp was surrounded by metal stave fencing. The site was separated from Staithes Lane by a strip of car parking. The ground was approximately 2m higher than the adjacent road.

4.2 Much of the area within the previous fenced compound was occupied by hardstanding and the buildings were in a tired dilapidated state. The central part of the development site was occupied by another single storey 1910s building (formerly latrine accommodation); that replaced an earlier building in this location.

4.4 The properties to the west of the site on Staithes Lane are a mix of brick detached and semi-detached houses. More detailed account is as described in the DAS.

4.5 The exercise areas that surround the camp were left as a grassed area. The north, eastern and southern corners of the site were marked by wooden posts.

#### **5. Setting**

5

.1 Army training camps became common in the late 19th century early 20<sup>th</sup> century due to world hostilities and were frequently constructed on common or marginal land.

#### **6. Extent of the asset**

6.1 The proposed development site is to the east of Staithes Lane within the village of Staithes, as per DAS. The site area is approximately 2.0ha with a brownfield footprint of 1.7ha. The development area is largely occupied by 19<sup>th</sup> / 20<sup>th</sup> century buildings. The buildings are single storey and are arranged to form an internal lineal layout. There are areas of hardstanding around the buildings. And to the far west of the site. The site is accessed from Staithes Lane and at the southern part of the site via the public car park.

6.2 The site is not overlooked, from any aspect by any building of significant historical interest. Farm Houses overlooking part of the eastern aspect of the site are well set back in the distance. Those properties are mainly built in stone with some rendering. The roofs are either slate or red tile with some stone detailing on older properties. Housing in the vicinity of Staithes Lane were brick and render built from the 1920s to the 1950s.

### **The buildings**

6.3 The buildings within the site are late 19<sup>th</sup> Century / 20<sup>th</sup> century date. The buildings set around the central access road were built at the early turn of the 20<sup>th</sup> century. None of the buildings is of particular architectural merit, and their removal may be considered to be an improvement to the area. There are no statutorily protected buildings within the site. No listed buildings will be affected by the proposed development.

### **Scheduled Ancient Monuments and other Designated Heritage Assets**

6.4 There are no Scheduled Ancient Monuments within the proposed development area, or the near vicinity. The site is beyond the southern edge of the Staithes Village Conservation Area, which will not be affected by the development

## **7. Statement of significance**

7.1 Trig Point is of no important historical significance.

## **8. Impact assessment**

### **Visual impact**

8.1 The visual impact of the proposed development would be minimised by maintaining and enhancing existing landscaping. The proposed development will also maintain the openness of the green belt and the current visual benefits, with the proposed houses orientated to maintain views across site to the coast. The scheme would improve views to the North Sea which are currently obstructed and the present site levels would also be maintained. The Design Access Statement illustrates that the development is in keeping with the character of the surrounding area, which is likely to be enhanced by the removal of the dilapidated structures.

8.2 Development of the site will have no impact on the Conservation Area or listed structures in Staithes village.

### **Physical impact**

8.4 The physical impact of the proposed development would be through the demolition of existing buildings associated with the camp, levelling of the ground and construction of residential properties, as set out in the Design Statement provided by Todd Building Consultants. This impact would be minimised by the photographic recording of these structures in advance of demolition; this can be conducted in accordance with English Heritage guidelines.



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## **Flood Risk Assessment**

**The Proposed Redevelopment**

**of**

**Existing Outdoor Holiday Centre  
to  
Residential Units**

**at**

**Trig Point  
Staithes**

**for**

**Mr and Mrs G Walker**

## **Introduction**

1.1 This Flood Risk Assessment has been prepared in support of a planning application for a residential development on a former army camp within the village of Staithes, North Yorkshire.

1.2 The statement has been undertaken with regard to the *National Planning Policy Framework* as well as English Heritage guidance (*English Heritage Conservation Principles: Policies and Guidance* □ April 2008).

1.3 The site is within a Conservation Area and lies south of the village of Staithes accessed from Staithes Lane, via Whitby Road. The proposed development site was used as a World War I training camp with barracks latrines and other associated structures, all of which have fell into various stages of disrepair. There are no Scheduled Ancient Monuments or other designated heritage assets on or in the near vicinity of the site.

1.4 The site is located well above sea level and at the highest point of the village of Staithes. There has been no record of any flooding on or near the site and I cannot imagine there ever will be due to the sites location. For flooding of this site to occur the whole of the village of Staithes would need to be under 300m of water.

1.5 The increase in actual hard-standing is minimal as is the additional roof area. The actual increase in roof surface area is approximately 9%. It is therefore the intention to contain any additional surface water within the confines of the site. We are investigating several avenues of water reusr within the overall development. Suggesting at present rainwater harvesting via storage tanks leading to feature lakes ponds or soakaway.

## **Conclusion**

1.6 There is no risk of flooding on the site.