

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Suffield-Cum-Everley

Application No. NYM/2019/0056/FL

Proposal: change of use of agricultural building to Use Class B8 (Storage or Distribution) (retrospective)

Location: Suffield Farm, Suffield

Decision Date: 08 April 2019
Extended to:

Consultations

Parish – No objections

Highways – No objections

Environmental Health Officer – No objections

Site Notice Expiry Date – 26 March 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 **Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- 2 **Use Restricted to That Specifically Proposed (inserts)**
The premises shall not be used other than as storage and distribution (Use Class B8) and shall not be used for any other purposes within the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).

Application Number: NYM/2019/0056/FL

Reason(s) for Condition(s)

- 1 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 2 In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.



Application Number: NYM/2019/0056/FL

Background

Retrospective planning permission is sought for the change of use of an agricultural building at Suffield Farm, Suffield. The building is located adjacent to the road on the approach to Suffield village.

The building is proposed to be used for storage and distribution (Use Class B8)

Main Issues

Development Policy 10 supports the re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use and it does not adversely affect the character of the area.

The building is located within a large steading and therefore there is considered to be adequate storage space for the proposed use. The Highways Authority has been consulted on this proposal and the existing access arrangements are considered suitable for the proposed use and level of activity. The Parish Council were also consulted and no objections were raised. In view of the above, it is considered that the change of use is in accordance with adopted policies and planning approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.