

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0227/FL

**Proposal: construction of electrical sub-station building with associated fencing and access path**

**Location: Whitby Seafoods Ltd, Stainsacre Lane Industrial Estate, Fairfield Way, Whitby**

**Decision Date: 31 May 2019**

## Consultations

**Parish** – Supports- As it is the largest business in town and employs a large number of people

**Highways** – No objection

**Site Notice/Advertisement Expiry Date** – 8 May 2019

**Others** -

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. 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.
3. If the use of the building for the purposes of providing electricity permanently ceases, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than as an electrical sub-station has been approved.

### Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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.
3. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

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**Background**

Whitby Seafood's is a factory that processes seafood which is distributed throughout the UK. It is located on the Stainsacre Lane Industrial Estate close to the boundary of the National Park, on the outskirts of Whitby.

The factory occupies a 6 acre site on the Industrial Estate, with the factory building itself stretching some 86 metres in length, running parallel with the estate road. At the north western end of the building there is a large car parking area which serves the factory.

This application seeks permission for the construction of an electrical sub-station in order to upgrade the incoming electrical supply to accommodate the business growth plan. The development site covers 11 square metres.

**Main Issues**

Core Policy H ensures that development is supported within the National Park where proposals support the local economy and new employment by providing the means for opportunities of progression in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.

The electrical sub-station is considered to be a necessary development in supporting Whitby Seafood's growing business. The structure is appropriate in design, size and function.

Considering the above, approval is recommended.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.