

North York Moors National Park Authority

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

Application No. NYM/2019/0260/FL

Proposal: erection of galvanised steel boundary fence

Location: Land of rear of Fairfield Way
Whitby

Decision Date: 11 June 2019
Extended to:

Consultations

Parish – 09/05/19 - The Parish Council supports this application because security is needed on a new site.

Site Notice Expiry Date – 31 May 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

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|--|---------------------|---|-----------------------------|---------------------|----------------------|--|------------------|--------------------|
| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. | | | | | | |
| 2. | PLAN01 | The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="0"><tr><td>Document Description</td><td>Document No.</td><td>Date Received</td></tr><tr><td>Site Boundary Block and Location Plan</td><td>D10938-10</td><td>28 May 2019</td></tr></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority. | Document Description | Document No. | Date Received | Site Boundary Block and Location Plan | D10938-10 | 28 May 2019 |
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Reason(s) for Condition(s)

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|----|--------|---|
| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | PLAN01 | 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. |



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Background

This planning application seeks planning permission for the erection of a galvanised steel boundary fence on land at rear of Fairfield Way, Whitby. A hedgerow is then due to be planted on the inside of the fence to provide screening.

Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

The fence is required for security reasons and is considered to be of an appropriate design given its industrial setting. There are sections of galvanised steel fencing on the industrial estate already, and a similar fence in the location proposed is considered to accord with planning policy. Concerns were raised by the authority's ecologist regarding the removal of the hedge as it was considered this would be detrimental to biodiversity loss in the area. These concerns were discussed with the agent which resulted in an amended plan being received showing a new hedgerow to be planted. Our ecology team was reconsulted on this information and it was determined that the new hedgerow would provide adequate compensation for the hedge loss.

This Parish Council support the application as they consider the fence necessary for security purposes.

In view of the above, it is considered that the proposed development accords 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.