

North York Moors National Park Authority

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

Application No. NYM/2019/0481/FL

Proposal: creation of fire pond

Location: Moorgate Lees Farm
Hawsker Lane
Hawsker

Decision Date: 13 September 2019
Extended to:

Consultations

Parish – No objections

North Yorkshire Fire & Rescue – No observations/objections

Site Notice Expiry Date – 28 August 2019

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 Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Plan	FP1 Rev A	19 July 2019
General arrangement	FP3 Rev A	19 July 2019
Fire pond cross section	FP6 Rev A	31 July 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 The pond hereby approved shall be used as a fire pond only with no public access other from the occupants of the Moorgate Lees Farm, and for no other purpose.

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 enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

Application Number: NYM/2019/0481/FL

**Background**

Moorgate Lees Farm comprises a substantial two storey red brick and pantile farmhouse set amongst a group of traditional and more modern stone and brick outbuildings, one range of the traditional buildings has been converted to an office/studio space. It is situated in an isolated location, approximately 300 metres to the south west of the road that leads from High Hawsker to Whitby Abbey.

Planning permission was granted earlier this year to renovate an existing steel portal frame building into a coffee roastery.

Application Number: NYM/2019/0481/FL

This application seeks full planning permission to construct a fire pond which is required to comply with Building Regulations to fulfil the firefighting requirements of the new coffee roastery building.

The area to which this proposal relates is a level grassed area set behind and to the side of existing buildings. It would be rectangular in shape and measure 15m long x 5m wide with a maximum depth of 3.04m. It is proposed to incorporate a landscape aquatic planting zone.

Main Issues

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

Core Policy C seeks to ensure that the quality and diversity of the natural environment is conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Protected sites and species will be afforded the highest level of protection. All developments, projects and activities will be expected to: provide protection to legally protected sites and species; maintain and enhance conditions for priority habitats and species identified in the NYM Local Biodiversity Action Plan; maximise opportunities for enhancement of ecological or geological assets and mitigate against impacts through habitat creation, restoration or enhancement.

The proposed pond would be located in a discrete area of the property, well screened by existing development. It would not be visually intrusive in the immediate or wider landscape. Whilst it would not take on the appearance of a natural pond, in this particular instance this would not result in any landscape harm. However, it would provide an effective fire safety measure.

In view of the above it is considered to be in accordance with CP A and C and approval is recommended.

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

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.