

# North York Moors National Park Authority

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

Application No. NYM/2019/0572/NM

**Proposal: non material amendment to planning approval NYM/2018/0375/FL to allow the addition of 2 no. sprinkler tanks, 1 no. pump house and relocation of approved turning head location**

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

**Decision Date: 12 September 2019  
Extended to:**

## Consultations

**Parish** – No objections

**Highways** -

**Lead Local Flood Authority** – No objections but previous conditions still applicable and require discharging.

**North Yorkshire Fire & Rescue** – No objection/observation

**North Yorkshire Police** – No comments

**Natural England** – No objection

**Site Notice Expiry Date** – N/A

## Director of Planning's Recommendation

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

- 1 Non Material Condition  
The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the addition of 2 no. sprinkler tanks, 1 no. pump house and re-location of approved turning head location as shown on the following document(s):

Document Description	Document No.	Date Received
Proposed site layout	2231 3001	15/08/2019
Proposed site masterplan	10002/A/150/003 A1 Rev C	15/08/2019
Email from Dan Russell KPP Architects		05/09/2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0375/FL.

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**Background**

Whitby Seafood's is a factory which 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.

Planning permission was granted in 2018 for the construction of warehouse and plant room extensions to the rear of the site, adjacent to the recent cold store building. Permission was also granted to extend and resurface the existing car park, and create an internal access roadway and turning head to enable access to the warehouse building. To the west of the site, within the existing service yard, a reinforced skip area was approved, along with a new HV substation.

This application seeks permission for a non-material amendment to that permission, seeking to include a small pump house building and two sprinkler tanks at the rear of the site measuring 6.5m x 6.5m and the tanks measuring 6.975m in diameter and 7.26m high. It is also proposed to re-locate the approved turning head at the rear of the site.

**Main Issues**

The relevant Policies contained within the Local Development Plan are Core Policy H, Development Policy 3 and Development Policy 10.

The Whitby Business Park Area Action Plan sets out how the Business Park will be developed over the period to 2026. It includes proposals to improve and expand the existing site to accommodate new businesses and sets out highway, infrastructure and environmental improvements.

The proposal meets the aims and policies set out in the Whitby Business Park Area Action Plan and accompanying Design Brief. The details of design, height and proposed landscaping would also seem to be in accordance with the criteria set out in the accompanying Design Brief.

The principle of the development has already been considered to be in accordance with these policies.

It is considered that in the context of the overall development here, the revisions will not result in a different visual impact than the existing permission.

In view of the above, the amendments proposed are considered to be non-materials to the overall scheme and approval is recommended.