

North York Moors National Park Authority

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

Application No. NYM/2019/0691/FL

Proposal: permanent retention of warehouse building to store dry goods (granted temporary consent under NYM/2018/0718/FL)

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

Decision Date: 18 December 2019
Extended to:

Consultations

Parish – No objections

Highways – No objections

North Yorkshire Fire & Rescue – No objections

Site Notice Expiry Date – 26 November 2019

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. The premises shall not be used other than as a warehouse and shall not be used for any other purpose (including any other purpose in Class B1, B2 or B8 of the Schedule to 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).
3. **External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4. **Roof Colouring (insert)**
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

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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.
3. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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Background

Whitby Seafood's is a factory which processes seafood, especially scampi, 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.

Planning permission was granted earlier this year for the construction of warehouse and plant room extensions to the rear of the site, adjacent to the recent cold store building.

In order to allow that development to take place, planning permission was granted in 2018 to site a temporary warehouse structure to negate the need to use off-site storage whilst the works progress on the new dry goods store as detailed under approval NYM/2018/0375/FL.

The temporary building is located immediately to the west of the existing buildings, in the existing goods yard area. The building would measure 18m x 10m with a covered link to the main buildings and with a height to the ridge of 7mm. The elevations are finished with composite wall cladding panels and the roof would clad in dark grey sheeting.

This application seeks consent to retain this building permanently.

Main Issues

Core Policy H of the NYM Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

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 and design are compatible with surrounding buildings; that the standards of design are high; 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.

Development Policy 10 seeks to permit the re-use of an existing buildings for employment and training purposes where the building is of sound construction, there is sufficient land, storage space and parking, the building does not have an adverse impact on the character of the area and there are existing adequate access arrangements.

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.

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The building is not visually intrusive in the wider landscape as it is located within the existing yard area of the business. The proposed warehouse supports the ongoing sustainability of the business which is an important element of the local economy and the proposal is therefore considered to be in accordance with Core Policy H of the NYM Local Development Framework.

In view of the above it is considered that the proposal accords with the relevant policies and consequently, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a darker roof colouring, so as to deliver sustainable development.