

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Fylingdales

Application No. NYM/2019/0862/FL

**Proposal: erection of replacement storage shed**

**Location: Robin Hoods Bay Village Hall  
Station Road  
Robin Hoods Bay**

**Decision Date: 03 March 2020  
Extended to:**

## Consultations

**Parish –** No objections

**Site Notice/Advertisement Expiry Date –** 04 February 2020

**Others –**  
**Rob Rymer** Station Waiting Rooms, Robin Hoods Bay – Support

## 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
Location Plan	#00479925-0305D4	17/12/2019
Elevations as Proposed I	238/12	17/12/2019
Elevations as Proposed II	238/12	17/12/2019
Site Plan as Proposed	238/11	17/12/2019
Letter from Michael Miller to Kelsey Blain		03/02/2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

## 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.



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**Background**

The Village Hall is located at the far western end of the Station Road Car Park at the top of Robin Hood's Bay. The Hall is constructed of natural stone under a pantile roof. The Old Station Waiting Rooms lie to the east of the Village Hall. Neither of the buildings are listed nor do they fall within the Robin Hood's Bay Conservation Area.

Planning permission was granted in June 2011 for the erection of a modest timber framed storage shed on the land to the rear of the village hall to provide secure storage for items belonging to the local amateur dramatic club.

This application seeks planning permission for the erection of a replacement shed. The replacement shed would be 2.8m by 9m, an increase on the previous shed that measured 2.8m by 5.4m. The height of the shed has also increased from 2.4m to 2.55m.

**Main Issues**

Development Policy 3 within the North York Moors Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park development will be permitted where among other things, the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

Core Policy I within the North York Moors Local Development Framework supports developments that provide an essential facility to support the local community.

The proposed shed will replace an existing facility and continue to provide storage for the local amateur dramatic club. It will be largely obscured from view behind the Village Hall and Station Waiting Rooms and will be positioned between the existing boundary fence and the Scout Hut which is a 5.4m by 9m concrete sectional building. The proposed shed will be the same length as the Scout Hut but will be of a lesser height and width and will consist of timber doors and gable panels painted dark brown. It is therefore considered that the design, scale and materials of the proposed shed would be compatible with the surrounding buildings and would not have an adverse effect upon the amenities of the adjoining occupiers.

For the reasons outlined above, this application is recommended for approval.

**Draft Local Plan**

Strategic Policy L supports the provision of new community facilities within the main built up area of one of the Larger Villages where the facility is intended to serve both the immediate and/or the wider locality.

**Pre-commencement Conditions**

N/A

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**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 recommended changes to the proposal including changing the proposed colour of the timber doors barge boards and gable panels to dark brown, so as to deliver sustainable development.