

North York Moors National Park Authority

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

Application No. NYM/2019/0723/FL

Proposal: construction of storage building (part retrospective)

Location: Zip Pack / Supreme Plastics, Stainsacre Lane

Decision Date: 15 May 2020

Consultations

Borough - No objections

Parish – 14 April 2020 – No objection

Highways – 15 April 2020 - No objections. Due to levels of on-street parking here, the application should not result in the loss of off-street parking. The applicant has explained that the 5 spaces to be lost for this building will be offset by 7 new spaces on the Fairfield Road side of the site, resulting in a net gain of parking spaces.

Yorkshire Water - 02 April 2020 - No comment

Environmental Health Officer –

Site Notice Expiry Date – 28 April 2020

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The permission hereby granted is valid only for ten years from the date of this permission and the development shall be removed from the site before this consent expires and the site restored to its former condition before that date.
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
Plan view proposed	ZP005	14/10/2019
Proposed elevations	ZP001	14/10/2019
Proposed roof plan	ZP002	14/10/2019
Proposed roof construction	ZP004	14/10/2019
Purlin details	ZP003	14/10/2019

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

3. The storage building hereby approved shall only be used for storage purposes in association with the business on the site known as Zip Pak, and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.
4. The external elevations of the storage building hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5. 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.
6. No trees, shrubs or hedges on the southwest boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
7. Within one month of the development hereby approved being first brought into used, car parking spaces shall be provided and thereafter maintained in accordance with the details set out in the email from Steven Reed dated 14/4/2020, unless otherwise approved in writing by the Local Planning Authority.

Informative

The applicant's attention is drawn to the split planning authority boundary at the site and should ensure that the appropriate other planning permission is sought from the relevant planning authority before development commences.

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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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6. The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7. In accordance with NYM Development Policy 23 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.





Background

This application relates to the Supreme Plastics/Zip Pac building which is located on the corner of Fairfield Way and the main Stainsacre Lane (A171).

This application seeks full planning permission for the siting of a 30m x 7.2m x 3m high timber clad storage building at the side of the site. The site itself is dissected by the National Park boundary.

The shed would be clad in horizontal timber boarding, stained black with a dark grey grp monopitch roof. The front elevation of the building would incorporate 3 roller shutter doors.

The storage shed is required for the storage of dry goods required for the manufacturing process at the factory.

In support of their application, the agent has advised as follows:-

There are 4 small international lights only as this facility is to store bagged, dry raw materials for the manufacturing process. The switches for the internal lights to the building are triggered by internal sensors only to ensure that lighting is only on when occupied. There are also 3 domestic single garage sized doors which are electrically operated, the external lighting to the yard is carried out by the existing lighting from the side of the factory only.

The spaces lost for the proposal have been relocated to both the front of the building and the area opposite on the other side of the factory ensuring no loss of parking and in fact an increase in the total number of spaces.

With regards to Highways comments regarding vehicles parking on the footpath outside of the factory building, those vehicles do not belong to factory staff but customers to the new Aldi supermarket. The factory Management say that due to the small size of the parking area, during busy times customers park outside of the car park onto the verge of the footpath.

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 of the NYM Local Development Framework 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.

The Area Action Plan for the Business Park has now been adopted and one of the main aims of this plan is to improve the overall environment and appearance of the business park.

The proposed building is required to provide additional storage facilities for materials required by the factory. Whilst it would be situated between the existing building and the main A171, the development would be of a low height and well screened by existing boundary planting which is to be retained.

The proposed building would not be visually intrusive in the immediate or wider landscape and is essential for the ongoing sustainability of the business which is an important element of the local economy. The proposal is therefore considered to be in accordance with Core Policy H of the NYM Local Development Framework, and would meet the aims of the Action Plan.

In view of the above approval is recommended.

Draft Local Plan

No relevant changes

Pre-commencement Conditions

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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.