



National
Trust

NYMNPA

09/11/2020

PLANNING, DESIGN & ACCESS STATEMENT

To support an application for partial Change of Use of Old Coastguard Station, Robin Hoods Bay to accommodate café use

1. Introduction

1.1 Overview

This statement accompanies a planning application for a partial change of use of the property known as the Old Coastguard Station in Robin Hoods Bay to accommodate a restaurant/café use at ground floor level.

In accordance with national validation requirements, the purpose of this statement is to outline the design principles and concepts that have been applied to the proposed development.

2. Proposed Development

2.1 Background

The National Trust is one of the country's largest conservation organisations, with a responsibility for managing and protecting some of the most beautiful, historically important, and environmentally sensitive places in England, Wales and Northern Ireland. In Yorkshire, we manage & look after 12 miles of the North Yorkshire coastline. The Old Coastguard Station is our only property in this locality.

The NT ownership is within the boundary of the North York Moors National Park Authority and is also part of the Heritage Coast. The National Trust has a positive and strong partnership with the National Park, who have contributed significantly over the years to improve the interpretation and visitor experience at the Yorkshire coast.

The Yorkshire coast visitor hub at Robin Hoods Bay (Old Coastguard Station OCS) currently contains a visitor centre/education area at ground and first floor levels with holiday lets on the upper floors of the building. There is currently a small ancillary retail space at ground floor level.

Due to impacts on National Trust income arising from the Covid crisis we are looking for ways to avoid closure of the OCS. If the site were to close completely, it would mean a valued educational hub for the local area would be lost, redundancies for colleagues, damaging to the aforementioned partnerships and a reduction in funding to support the local coastline that NT currently support.

In order to keep the site open to the general public for educational use and to provide a more cost-effective form of funding to the National trust the proposal is to remove the ancillary

retail space and existing education displays and use the ground floor for an indoor seated restaurant/café use. Existing visitor displays would be relocated to first floor level. There are toilet facilities at first floor level and a lift for access.

2.2 The proposal

The proposal is for OCS to continue to run as a Visitor Centre but with the addition of a food & beverage offer that includes indoor seating that would be open for peak trading weeks of the year (Easter to October) at ground floor. There will also be the educational space including educational displays on the 1st floor that can be booked for use by schools and educational groups. This would also be available for public viewing when not booked.

2.3 Site location



Figure 1: location of Old Coastguard Station Whitby

2.4 Planning history

We understand there is a planning permission for the property [ref NYM4/29/0073C] which stipulates that;

'The premises shall be used as visitor/education centre with holiday accommodation and for no other purpose (including any other purpose in Class C3 And D 1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order'. [condition 11].

This application seeks to vary condition 11 of this permission to allow restaurant/café use at ground floor level. The property will remain as visitor/education centre at first floor level with holiday accommodation.

2.5 Photographs



The current retail space and education space at ground floor level – where we are proposing to put a café counter and seating area.



Educational space on the first floor – where we are proposing to relocate the educational displays.

3. Planning and Related Policy Framework

Planning applications must be determined in accordance with the Statutory Development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act and section 70(2) of the Town and Country Planning Act 1990).

The Statutory Development Plan for the application site comprises the North York Moors National Park Authority Local Plan adopted in July 2020.

Material considerations in this proposal comprise the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) together with any relevant Supplementary Planning Documents.

The key elements of national and local planning policy therefore relating to this proposal are set out below.

3.1 National Policy

National Planning Policy Framework (NPPF)

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF was updated in February 2019 and maintains that there are three overarching objectives for the planning system. These are interdependent and need to be pursued in mutually supportive ways; an economic objective, a social objective and an environmental objective. At the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

Paragraph 83a) supports the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings together with sustainable rural tourism and leisure developments which respect the character of the countryside (part c). Part d) promotes the retention and development of accessible facilities, including cultural buildings. The proposal is consistent with this advice and will secure the retention of the visitor hub within the building.

The proposal would involve less than 150sqm of floorspace for the proposed café use and this would be considered small in scale as a rural development. It may make a modest contribution to supporting the commercial vitality of the centre of Robin Hoods Bay.

Section 15 of the NPPF relates to conserving and enhancing the natural environment; Paragraph 170 requires planning decisions to contribute to and enhance the natural and local environment in a number of ways.

In accordance with paragraph 172;

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.”

The scale and extent of the proposed development is limited and there are no external alterations to the property that would have any impacts on the National Park landscape or scenic beauty. The proposal is therefore consistent with this advice.

3.2 Local Policy

Designations

The site lies within the North York Moors National Park. There are no other specific designations on site. The site is included in the Conservation Area, but is not a listed building,

North York Moors National Park Local Plan 2020

The Spatial Strategy [Strategic Policy B] of the adopted plan confirms that Robin Hoods Bay is a designated 'larger village' where development should support the service function of the village and provide services for the immediate and wider locality.

The property is located within the existing built up area of Robin Hoods Bay and the proposal supports the continued service function of the village.

Policy Env 11 seeks to reinforce the distinctive character of the built heritage of the North York Moors and new development should reinforce its distinctive historic character. No external alterations would occur to the existing building and the proposal would therefore preserve the appearance of the Conservation Area

Strategic Policy K supports the economic and social well-being of local communities within the National Park and specific support is given to the protection of existing businesses by providing flexibility for established rural businesses to diversify and expand. The proposal supports the continued operation of the Old Coastguard Station.

We note that Policy BL8 only allows new shops offices and food and drink services within the main built up areas such as larger villages. The proposal is therefore compatible with policy in this respect.

In accordance with Policy UE3 and Strategic Policy L – there would be no loss of existing tourism or community facilities.

4. Conclusion

The proposal seeks planning permission for change of use to allow the creation of restaurant café use within the visitor hub in the Old Coastguard Station. It has been demonstrated that the proposed development is consistent with national and local planning policy and accordingly it is requested that planning permission is granted.