

North York Moors National Park Authority

Parish: Harwood Dale

App No. NYM/2020/0770/FL

Proposal: construction of vehicle storage building

Location: Ray Owen Waste Disposal, Teydale Farm, Whitby Road, Cloughton

Applicant: Ray Owen Waste Disposal
fao: Mr Ray Owen, Teydale Farm, Whitby Road, Cloughton, Scarborough, YO13 0DZ

Agent: Richard G Winn
Old Barn Cottage, Main Street, Allerston, Pickering , YO18 7PG

Date for Decision: 30/11/2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Location Plan	5011-1A	2 October 2020
Site Layout Plan	5011-2	2 October 2020
Proposed Vehicle Storage building	5011-3	2 October 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The premises shall not be used other than for vehicle storage in association with the existing business operated at Teydale Farm and shall not be used for any other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 2020 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).
4. 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.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark brown or as may otherwise be agreed in writing with the Local Planning Authority.

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6. The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in the Recommendation and Action required sections of the Tree Report dated September 2020 and prepared by Lawson Harper

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 Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3. 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 2020 (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 Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4. In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
5. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
6. In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

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Consultations

Parish -28 October 2020 - No objections

Highways - 23 October 2020 - The application site is an existing business and has a constructed vehicle access. The proposed new vehicle building will provide storage for the existing vehicles and there are no proposals to increase the number of vehicles at the site. There are, therefore, no local highway authority objections to the proposed development

Site Notice Expiry Date – 6 November 2020



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**Background**

Teydale Farm is located adjacent to the main A171 road that leads from Scarborough to Whitby, almost opposite the Falcon Inn at Cloughton. A business providing a septic tank emptying service, including drain system surveys has been operating here for many years.

A vehicle maintenance building and open air vehicle parking area and office were approved in 1991 and permission was granted in 2008 for the demolition of an obsolete timber framed building and the provision of vehicles storage building for use in connection with the applicants business.

This application seeks permission for an additional vehicle storage building located at the rear of the site, immediately behind the existing buildings. The building would measure 30.5m x 30.5m with a height to the eaves of 5.4m and to the ridge of 9.5m. The elevations would be box profile forest green sheeting and concrete panels with roller shutter doors and a dark brown profile roof.

The applicant's agent advised at pre-app stage (and refers to this in the supporting documentation) that

Since the erection of the vehicle storage building in 2010, Ray Owen Waste Disposal Ltd has expanded considerably over the past 5 years and has outgrown the existing undercover vehicle and trailer storage area, to the point where it is now necessary to provide an additional storage facility to accommodate the increase in vehicles. Most of these specialist vehicles and trailers are under 3 years old, are very expensive to build and require protection. Having all the vehicles and trailers under cover will provide protection from the elements, eliminate corrosion, provide security and allow the business to maintain productivity and become more cost-effective.

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Main Issues**Local Plan**

Strategic Policy K - The Rural Economy - seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand; it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors and provides for and supports small and micro business through the provision of flexible start-up businesses; it provides additional opportunities to diversify and better equip the National Park's workforce, or provides additional facilities, or better use of existing facilities for educational and training uses.

Policy BL1 - Employment and Training Development – requires that development of new or expansion of existing employment facilities will only be permitted within the Open Countryside where it reuses existing permanent buildings; forms a small extension of an existing building. All proposals for employment and training development will be expected to demonstrate that the scale and location of the proposal would not be detrimental to the character and appearance of the local and wider landscape; the site can be safely accessed by the existing road network; there is sufficient land and storage space and there is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

Material Considerations

The proposal relates to an existing and long established business which serves the local community. The site is well screened by existing buildings and landscaping and would not have a detrimental visual impact on the character of the area.

A tree report has been submitted which suggests measures which will ensure adequate tree protection and ensure no run-off to the stream. In view of the above, it is considered that the proposal is in accordance with the spirit of Policy DP10 and Core Policy D of the Core Strategy and Development Policies and consequently, approval is recommended.

Pre-commencement Conditions

N/A

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Decision under the Temporary Scheme of Delegation

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.