

North York Moors National Park Authority

Parish: Fylingdales

App No:

NYM/2021/0220/FLNYM/2021/0220/FL

Proposal: variation of condition 2 (material amendment) of planning approval NYM/2018/0611/FL to allow changes to approved retaining wall (retrospective)

Location: Boggle Hole Youth Hostel, Mill Bank, Mill Beck, Fylingthorpe

Applicant: YHA (England & Wales) Ltd
fao:Mr Robert Harrison, Trevelyan House, Dimple Road, Matlock, DE4 3YH, United Kingdom

Agent: Just H Architects
fao: Mrs Rachael Oldroyd, 107 Timber Wharf, 36 Worsley Street, Castlefield, Manchester, M15 4NX

Date for Decision: 18/05/2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified Revised Elevations. AP100 rev B 13 May 2021
3. RSU000 The development shall only be used as a refuse store for the purposes of Boggle Hole Youth Hostel.
4. RSU000 No bins shall be stored for the purposes of Boggle Hole Youth Hostel elsewhere on site.
5. GACS02 No Outside Storage
6. MATS00 The timber fence surrounding the refuse store shall be finished with untreated horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7. DRGE00 The development shall not be brought into use until approved gully; silt trap and soakaway have been installed and are operational in accordance with the approved details.
8. LNDS01 Landscaping scheme requiredreinforced landscape screening including climbing planting planted in the ramp to screen the front fence elevation...
9. MISC14 Use of Equipment Ceasing..refuse compound..96 days..site...3 months ...
10. MISC00 The refuse store shall not be accessed by the general public and the entrance shall be securely closed and locked at all times other than when the bins and/or the oil tank are being loaded or unloaded.

Informative(s)

1. The layby, located opposite the garage on Mill Bank, should be kept free of obstruction and be available for its intended purpose at all times.
2. Notwithstanding the concerns about planting climbing planting within the front apron contained in the agent email dated 13 May 2021, The Authority will expect to see areas broken out from the apron and climbing plant screening planted and maintained as part of the landscaping scheme to be submitted and approved and implemented.

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 to 6. In order to comply with the provisions of Strategic Policy A and ENV4 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 or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.
7. To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
8. In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
9. In order to return the land to its former condition and comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.
10. To help reduce the likelihood of crime and disorder in accordance with Strategic Policy C of the North York Moors Local Plan.

Consultations

Parish – No objections, this site is a mess and it is hoped these changes will help, when will the landscaping go in?

Highways – No objections.

Natural England – No comments.

Site Notice/Advertisement Expiry Date – 10 May 21

Others – **R Clifford, Ravenscar.** Draw attention to the original hedge not been retained as per the original permission. The apron was meant to be tarmac not concrete, where are the climbing plants going to be planted now the apron extends from road to fence? The original bin area was meant to be retained as a turning area, it is now roped off and used as a staff parking area. The plans are misleading and it is not clear how much the fence and wall are to be lowered. Would ask that these matters be clarified.



Background

Boggle Hole Youth Hostel is located in an isolated location immediately adjacent to the beach at Boggle Hole, just along the coast from Robin Hoods Bay. The hostel itself is only accessible on foot to the public from the car park at the top of the access track, although service vehicles can get access down the track and across the sand should it be required, or along the Cleveland Way which passes the front of the hostel.

Since 2014, the Youth Hostel site has undergone many alterations to enhance the quality of guest accommodation provided and improve the facilities and surrounding area for those who stay there or just visit the area. Planning permission, NYM/2014/0640/FL, was granted on 14 November 2014 for a number of elements including the relocation of the refuse store to an area east of the main Youth Hostel building. Following this decision, the area has been deemed to be inappropriate for the storage of waste and coupled with other factors. The bins serving the site were then located on Local Highways Authority land adjacent to the outbuildings serving Millbank Cottage opposite the North York Moors National Park car park.

In 2016 an application was granted to allow for the erection of a purpose built timber fenced refuse store adjacent to the access track towards the top of Mill Beck on land owned by the Youth Hostel Association. Although a number of third party objections to the scheme have been received, the Planning Committee considered refuse in a compound was preferable to bins being stored in full view on the public highway.

When the development came to be constructed, the applicants indicated that the levels were not as expected when the various planting was stripped from the site and that they were concerned that people could access the compound from the rear and so the compound walls and front timber fencing were constructed approx. 60cm and 30cm respectively higher than approved. The extra height rendered the scheme far more intrusive in the local landscape. This application seeks to retain the compound with the rear wall reduced by two courses of blockwork (60cm) and lower the fence by 30cm and to clad the inside concrete walls with timber cladding above the height of the bins .

Main Issues

Strategic Policy C seeks to maintain and enhance the distinctive character of the Park, in part by ensuring a high quality of design.

Principle of Development

The principle of a refuse compound to contain visually the various commercial bins together with a range of extra bins for enhanced recycling at the youth hostel was established by the 2016 Planning permission.

Regrettably a number of changes were made to the design during the construction phase to deal with some levels and potential anti-social behaviour fears. Those changes served to give the compound an intrusive appearance.

Design and Siting

The proposed reduction of the height of the wall by two courses, cladding of the inside of the walls of the compound and reduction of the fence by 30cm to the height of the entry gates will significantly reduce the bulk and massing of the compound more akin to the original approval. As such permission is recommended.

The agents are concerned that the Planning Committees suggestion of planting climbers on the front fence will be problematic because of the apron foundations, being within the highway and could result in soil being washed away are overstated and considered that that part of the mitigation should remain and the conditions and informatives seek to achieve that planting rather than climbers trained in from the sides.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy E3, which seeks to ensure that new development will not have a detrimental impact on the landscape of the National Park, and Policies C21, C23 and C24 that aim for waste produced from within the National Park will be reused or recycled wherever possible and littering will not degrade the environment.

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 but not limited to the justification for the scheme, location, design, and drainage, so as to deliver sustainable development.

Pre-commencement Conditions

There are no pre-commencement conditions.