

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0455/FL

Development description

erection of structure to provide covered entrance, installation of replacement windows and doors, cladding and installation of solar panels to reception building

Site address

Whitby Holiday Park, Saltwick Bay,

Parish

Hawsker-Cum-Stainsacre

Case officer

Mrs Jill Bastow

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	MATS00	No work shall commence on the cladding of the development hereby permitted until the colour of the composite cladding has first been agreed in writing with the Local Planning Authority. The cladding shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority
4	MATS00	No work shall commence on the installation of replacement windows and doors in the development hereby permitted until the colour of the powder coated aluminium windows and doors has first been agreed in writing with the Local Planning Authority. The windows and doors shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN01	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	MATS01	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 building materials

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		are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Consultation responses

Parish

No objection

Natural England

No objection

National Trails Officer

No objection

Third party responses

None received

Publicity expiry

28 July 2021



Front and side elevation of building for renovation

Background

Whitby Holiday Park is a large established holiday park of static caravans and touring caravan/motorhome pitches located on the cliff top to the south east of Whitby. The popular Cleveland Way national trail passes through the site.

There is an extensive planning history relating to the site with the most recent being the granting of planning permission for the replacement of 16 static caravan pitches with 9 static caravans and 5 lodges; the relocation of the current unauthorised cliff top car park to the south and the landscaping of the existing area; and the demolition of the cafe building (a former garage).

This application seeks permission for the refurbishment of a large single storey building formerly the mini-market and laundrette, comprising the erection of a gabled canopy structure to the front elevation to provide a covered entrance, the installation of replacement powder coated aluminium windows and doors, the cladding of the building in composite linear boarding and the installation of solar panels to the front elevation.

Main issues

The relevant policies of the Local Plan are Strategic Policy C (Quality and Design of Development), Strategic Policy J (Tourism and Recreation) and Policy UE1 (Location of Tourism and Recreation Development).

The proposal involves the refurbishment of the former mini-market and laundrette building which is a rendered building with white uPVC windows and doors and a pantiled roof. Although it has been maintained in a tidy condition it does little to enhance the visual amenity of the area and as such any works to improve its aesthetics are welcomed. The choice of composite cladding and powder coated aluminium window and doors frames are modern materials which are considered appropriate for this service building within the confines of the holiday park and will complement existing buildings. The gabled canopy over the entrance will introduce a feature to the building, which when combined with the proposed materials will enhance its appearance.

This is a well-established static and touring caravan site within the Park whereby under Policy UE2 proposals for the expansion of an existing tourism or recreation business in the Open Countryside are supported. In view of the above approval is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.