

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0792/FL

Development description: construction of single storey extension to pavilion

Site address: Cricket Ground, Church Road, Ravenscar

Parish: Staintondale

Case officer: Mrs Helen Stephenson

Applicant: Mr John Morrison
Wyke Lodge , Cloughton, YO13 0AX

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Conditions

Condition number	Condition code	Condition text
1.	TIME01	Standard Three Year Commencement Date The development hereby permitted shall be commenced before

Document title

		the expiration of three years from the date of this permission.
2.	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3.	GACS07	<p>External Lighting - Submit Details</p> <p>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.</p>
4.	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.</p>
5.	MATS00	<p>No work shall commence on the construction of the roof canopy hereby permitted until details of the roof material (including samples if so required) have been submitted to and approved in writing by the Local Planning Authority. The roof canopy shall be constructed in accordance with the approved details and shall thereafter be so maintained.</p>
6.	MATS41	<p>Windows - Match Existing</p> <p>All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7.	MATS00	<p>The double doors serving the store hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be stained or painted a dark colour and shall be</p>

		maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	HWAY00	<p>The development must not be brought into use until the access to the site at CRICKET GROUND, CHURCH ROAD, RAVENSCAR has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge must be constructed in accordance with Standard Detail number E9A and the following requirements.</p> <p>- Any gates or barriers must not be able to swing over the existing or proposed highway.</p> <p>All works must accord with the approved details.</p>

Reasons for conditions

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.	PLAN00	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.	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
4 to 7.	MATS00	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.
8.	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of the safety and convenience of all highway users.

Informative

Informative number	Informative code	Informative text
1.	MISCINFO0	<p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2.	HWAY00	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:</p> <p>https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20Opavements/Specification for housing and est roads street works 2nd edi.pdf</p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>

Consultation responses

Parish

No objection.

Highways

Recommend conditions.

Police – Designing Out Crime Officer

No comments.

Third party responses

None received.

Publicity expiry

Site notice expiry date - 31 December 2021.



Background

Ravenscar Cricket Ground lies at the junction of Raven Hall Road and Church Road at the gateway to the settlement. The field occupies the south-east corner of the cross road and there are clear open views of the field from both roads. The use of the field as a cricket ground was approved in 1987 and in 1989 permission was granted for the erection of a stone and pantile pavilion in the north eastern corner of the field (set against a backdrop of residential properties and other development). In 1995 a further application was approved for the construction of an extension to the pavilion to provide storage space for maintenance equipment, scorers' accommodation and a verandah to the front elevation. Although approved, that permission was never implemented.

This application seeks full planning permission for a side extension and verandah to the pavilion of matching size and design as the previously approved scheme. However, the proposed use is to accommodate female changing facilities and a groundsman's store. The proposal comprises an extension to the north facing gable elevation of approximately 4 metres width but slightly longer, projecting forward of the front elevation so as to provide a slightly sheltered terrace over which a modest verandah is proposed, supported on timber posts. The front of the extension is characterised by a window with double doors provided in the rear elevation providing access to the store. The gable elevation is blank and a personnel door is proposed in the return wall to the main building.

It is proposed to construct the extension using matching stone and pantile with side hung timber doors at the rear.

Main issues

The relevant NYM Local Plan policies to this application are Core Policy C (Quality and Design of Development) together with Policy CO5 (Community Spaces).

SPC seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

CO5 seeks to resist the loss of or harm to the quality and function of community spaces unless it can be demonstrated that the space is no longer needed or can be satisfactorily replaced.

The design of the proposed extension is considered to be acceptable and consistent with the host building. Although the use of a flat roof is typically resisted, in this case it is a modest verandah structure which is required to be glazed. Consequently, in this open location with clear views of the building across the Cricket pitch, a flat roof is

considered to result in the least visual harm. To construct a glazed lean-to style structure to match the creased pantile roof of the extension would result in a highly reflective surface which would draw the eye and detract from the character of the area. It is however recommended that a condition is added to submit and agree the details of the proposed roof material to ensure its compatibility with the building and surrounding area.

It is not anticipated that the extension would harm the amenities of neighbouring residents.

The proposal seeks to enhance the facilities on offer at the cricket ground and would undoubtedly help to improve and enhance the facilities it offers to the community, thereby securing its future for the benefit of the village and surrounding area.

The Parish Council has no objection to the proposal and the Local Highway Authority has no objection subject to a condition. No other representations have been made and therefore the application is recommended for approval.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.