

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0990/FL

Development description: installation of electrical charging points

Site address: The Woodlands, Sleights

Parish: Aislaby

Case officer: Miss Megan O'Mara

Applicant: The Directors

c/o Abel Property Services, Unit G4, St Hilda's Business Centre, The Ropery, Whitby, YO22 4ET

Agent: BHD Partnership

fao: Tim Harrison, Airy Hill Manor , Waterstead Lane, Whitby, YO21 1QB

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified The development hereby permitted shall not be carried out other than in strict accordance with the following documents: Document Description Document No. Date Received Email containing charging point details N/A 25 January 2022 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3	MISC00	If the use of the electric charging points hereby approved permanently ceases they shall be removed from the site within 12 months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.

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	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	MISC00	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.

Consultation responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 27 January 2022



This photo shows the parking area in which the charging points are to be installed.

Background

The Woodlands is a Grade II* Listed Building located in the valley south of Aislaby on the north bank of the River Esk. The former Woodland Hall stands proud on top of a hillside, commanding views to the south and east towards the river Esk and the village of Sleights. With its origins dating back to the eighteenth century, the building would be subject to subsequent extensions and alterations which saw the building converted into a school, nursing home and later in 1999 subdivided in to private apartments, a use that still remains.

There have been numerous applications since the property was subdivided for various internal and external alterations, including application NYM/2021/0991/LB which seeks Listed Building Consent for alterations to an existing lift shaft, landing areas and a plant room to form store rooms at lower ground level and ground level.

This application however seeks planning permission for the installation of electric vehicle charging points within an existing parking area in the grounds of The Woodlands. They are not Permitted Development because of their location within the curtilage of a listed building. . The charging points are to be mounted on timber posts.

Main issues

Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy 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.

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area

Policy ENV11 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Policy ENV8 relates to Renewable Energy and sets out that proposals for the generation of renewable energy will only be permitted where it is of a scale and design appropriate to the locality and contributes to meeting energy needs within the National Park; respects and complements the existing landscape character; does not result in an unacceptable adverse impact on the special

qualities; provides environmental enhancement or community benefits wherever possible; and makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.

Discussion

This planning application seeks permission to install 3no 'Pod Point' electric vehicle charging points which will be mounted to small timber posts. The charging points are to be installed in an existing parking area within the grounds of The Woodlands. The parking area is well screened and the proposed charging points will not be visible within the main setting of the listed building.

It is not considered that the proposed charging points will be harmful to the listed building or surrounding setting and is therefore in accordance with the Authority's adopted policies.

In view of the above, the application is recommended for approval.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.