

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0105

**Development description:** variation of condition 2 (material amendment) of planning approval NYM/2021/0477/FL to allow repositioning and reduction in size of approved pavilion building together with alterations to fenestration, door and solar panel positions

**Site address:** Glaisdale Cricket Club, Glaisdale

**Parish:** Glaisdale

**Case officer:** Miss Kelsey Blain

**Applicant:** Glasidale Cricket Club

**fao:** Mark Hollingworth, Postgate Farm, Glaisdale, YO21 2PZ

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Conditions

Condition number	Condition code	Condition text												
1	TIME15	<p>Variation of Condition</p> <p>The development hereby permitted shall be commenced before the 25 November 2024.</p>												
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td></td> <td>11 February 2022</td> </tr> <tr> <td>Floor Plan</td> <td></td> <td>11 February 2022</td> </tr> <tr> <td>Elevations</td> <td></td> <td>11 February 2022</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan		11 February 2022	Floor Plan		11 February 2022	Elevations		11 February 2022
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Location Plan		11 February 2022												
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3	RSU000	<p>Use Restricted to That Specifically Proposed</p> <p>The premises shall not be used other than as a sports pavilion and shall not be used for any other purpose (including any other purpose in Class F.2 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.</p>												
4	GACS00	<p>No external lighting shall be installed in the development hereby permitted without first obtaining planning permission from the Local Planning Authority.</p>												
5	MATS00	<p>Roof Colouring</p> <p>The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark</p>												

		green, brown or grey and shall be maintained in that condition in perpetuity unless  otherwise be agreed in writing with the Local Planning Authority.
6	MATS00	The external timber cladding of the building hereby approved shall have a natural tanalised finish and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS00	No work shall commence on the installation of any windows and doors in the development hereby approved until detailed plans of the windows and door to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

#### 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	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	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 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.

4	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.
5	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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
7	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.

### Informatives

Informative number	Informative code	Informative text
1	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

## Consultation responses

### Parish

No comments received.

### Police

No comments to make in relation to Designing Out Crime.

### Highways

No objections.

### Natural England

General Advice received.

### Environmental Health

No concerns or adverse comments regarding the variations / alterations.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 04 April 2022

Photo showing existing pavilion.



## Background

Glaisdale Cricket Club is located to the east of Glaisdale and to the north of Glaisdale Station. The existing pavilion is a timber framed building with a combination of concrete panels and metal sheet walls and a metal sheet roof of various colours with timber windows and doors. The building is approximately 60 years old and now in a poor state of repair.

The Glaisdale Cricket Club has recently expanded and received funds to improve the pavilion and provide a female changing room. Planning permission was granted in 2021 to demolish the existing pavilion and construct a slightly larger building elsewhere on the site.

This application seeks to vary Condition 2 of the approved scheme to construct the replacement pavilion on the site of the existing pavilion and slightly reduce the size of the proposed structure.

## Main issues

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy A (National Park Purposes and Sustainable Development), Strategic Policy B (The Spatial Strategy), Strategic Policy C (Design) and Strategic Policy L (Community Facilities).

Strategic Policy A supports a positive approach to new development where decisions are consistent with National Park statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Strategic Policy B requires developments to support the service function of Larger Villages by providing new facilities and services for the immediate and wider locality. Glaisdale is characterised as a Larger Village within the NYM Local Plan which advises that no development boundaries or limits are defined for the Larger Villages and so the suitability of a site for development will be defined on a case by case basis.

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park and is supportive of development where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNPA Design Guide.

Strategic Policy L states that the provision of new sport facilities will only be permitted within one of the Larger Villages where the facility is intended to serve both immediate and/or the wider locality and that the loss of such facilities will be resisted.

The existing pavilion is a clearly modern structure constructed in poor quality materials to a non-traditional design. The principle of the replacement pavilion was approved in 2021. Under this application, the proposed replacement pavilion would now be constructed on the footprint of the existing but would match the approved structure in materials and design. The length of the replacement pavilion would be reduced by 2 metres and the height by 0.5 metres.

It is felt that the amended scheme would have less impact upon the surrounding landscape than the previously approved scheme. The proposed replacement structure would be an improvement in design terms on the existing pavilion and would facilitate the removal of a shipping container from the site, as well as securing the future use of a community facility.

For the reasons outlined above, this application is recommended for approval.

#### **Pre-commencement conditions**

N/A

#### **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.