

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0216

**Development description:** erection of replacement childrens play equipment

**Site address:** The Grainary, Harwood Dale

**Parish:** Harwood Dale

**Case officer:** Mrs Hilary Saunders

**Applicant:** The Grainary Harwood Dale Ltd  
The Grainary, Harwood Dale, Scarborough, YO13 0DT

**Agent:** Mick Plaxton Architects Ltd  
fao: Mr Mick Plaxton, Studio 302, Woodend Creative Centre, The Crescent,  
Scarborough, YO11 2PN

## 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	GACS07	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.
4	MISC00	If the use of the play equipment hereby approved permanently ceases, it shall be removed from the land within 1 year of that cessation and the land shall, as far as practical, be restored to

Document title

		its condition before development took place.
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### 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 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 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.
4	MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.

### Consultation responses

#### Parish

No objections

#### Third party responses

None received

#### Publicity expiry

Site notice expiry date – 19 April 2022

Existing play equipment to right of parking area with bright plastic equipment (photo from Estate Agent website)



View of existing play equipment from access road



## Background

The Grainary, Keasbeck Hill, comprises a well-established tourism complex located off the main Harwood Dale Road. The site comprises an established but diversified working farm, which also includes a bed and breakfast accommodation, and tea rooms and detached holiday accommodation, as well as walks around the farm, which are accessible for wheelchair users.

The business has recently been sold and the new owners are undertaking a programme of refurbishment works to create a boutique hotel, along with modernising the tea room element.

This application seeks permission to replace the existing brightly coloured play equipment with natural timber equipment comprising an activity tower, basket swing, log ladder, rope bridge, ramp, tunnel, scramble net, steps with hand rail, vertical rock wall, stepping log columns and balance beam.

## Main issues

### Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details

Strategic Policy J - Tourism and Recreation - seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Policy UE1 - Location of Tourism and Recreation Development – This Policy seeks to permit recreation development where it is located in Helmsley or within the main built-up area of one of the villages; or in Open Countryside where it involves a small scale conversion and/or extension of an existing building of architectural or historic interest, or where it complies with Policy UE2.

### Material Considerations

The playground forms part of this established tourist facility and is set within the context of existing development here. The existing equipment is brightly coloured and it is considered that its replacement with natural timber structures would result in a much more discreet form of development that would not have a detrimental impact on the character of the locality but would support this existing tourism facility by improving the quality of its offer.

In view of the above approval is recommended.

**Pre-commencement conditions**

None

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

Approval (No Amendments Required)

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.