

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0212

Development description: non material amendment to planning approval NYM/2019/0477/FL to allow alterations to car parking bays and one way system

Site address: Bothams of Whitby, Enterprise Way, Whitby

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Hilary Saunders

Applicant: Bothams of Whitby

fao: Mr Nicholas Botham, Enterprise Way, Whitby, YO22 4NH

Agent: Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text						
1	PL03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for alterations to car parking bays and a one way system as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed site layout Car Park revision</td><td>14321/03 Ref F</td><td>18/04/2023</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0477/FL</p>	Document Description	Document/Drawing No.	Date Received	Proposed site layout Car Park revision	14321/03 Ref F	18/04/2023
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Proposed site layout Car Park revision	14321/03 Ref F	18/04/2023						

Consultation responses

Parish

No comments received.

Highways

No objections

North Yorkshire Fire & Rescue

No objection/observation

Third party responses

Name

None received.

Publicity expiry

N/A

Background

Planning permission was granted in 2019 for a second unit at the rear of the existing Botham's Bakery site, to produce bakery products, pastry, confectionary and cake decoration, and provide packing and distribution of the products, incorporating the display of the products and visitor attraction, including larger café and production viewing area.

This application seeks a non-material amendment to that approval, to enable alterations to the approved car parking layout and introducing a one-way system.

It is proposed to move the 2 disabled parking bays to the base of the disabled access ramp; and to open the way through to the lower overflow car park which also shows space for a coach to park and turn. The coach parking is to allow scheduled coach visits in the future for bakery visitor centre bookings, meaning the space can normally be used for overflow car parking.

Main issues

Local Plan

Policy CO2 – Highways - only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users.

Material Considerations

The principle of this development has already been accepted and this amendment seeks minor changes to the parking layout to which the Highway Authority has not objected.

In view of the above, approval is recommended.

Pre-commencement conditions

N/A