

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0024

**Development description:** variation of condition 2 (material amendment) of planning approval NYM/2022/0672 to allow a change in colour of the side panels of the approved building from green to anthracite grey and repositioning of door to west (front) elevation together with submission of lighting details for approval as required by condition 4

**Site address:** Sandfield House Farm, Sandsend Road

**Parish:** Newholm-Cum-Dunsley

**Case officer:** Miss Victoria Flintoff

**Applicant:** Mr Craig Horrocks  
Sandfield House Farm, Sandsend Road, Whitby, YO21 3SR

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text									
1	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Document No</th><th>Date Received</th></tr></thead><tbody><tr><td>Plans and Elevations</td><td>AB/23/001</td><td>17 January 2023</td></tr><tr><td>Correspondance confirming lighting specification and positions</td><td>00</td><td>14 June 2023</td></tr></tbody></table>	Document Description	Document No	Date Received	Plans and Elevations	AB/23/001	17 January 2023	Correspondance confirming lighting specification and positions	00	14 June 2023
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Plans and Elevations	AB/23/001	17 January 2023									
Correspondance confirming lighting specification and positions	00	14 June 2023									
2	UOR01	<p>The premises shall be used for storage and machinery associated with the Caravan Park at Sandfield House Farm and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (as amended) (or in any provision equivalent to that</p>									

		Class in any statutory instrument revoking and re-enacting that Order with or without modification).
3	AC21	Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. The floodlight above the main door should be mounted horizontally and the side elevation lights installed no more than 3.5m from ground level. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
4	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.

**Reason(s) for condition(s)**

Reason number	Reason code	Reason text
1	RSN PL01	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.
2	RSN UOR01	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) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
3	RSN AC01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to

		protect dark night skies.
4	RSN GPMT01	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 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.
<b>Informative(s)</b>		
<b>Informative number</b>	<b>Informative code</b>	<b>Informative text</b>
1	MC INF 12	<p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from the Gov.UK web site (<a href="http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx">http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx</a>). Further information on wildlife legislation relating to birds can be found on the Royal Society for the Protection of Bird's web site (<a href="https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/#:~:text=All%20birds%2C%20their%20nests%20and,in%20use%20or%20being%20built.">https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/#:~:text=All%20birds%2C%20their%20nests%20and,in%20use%20or%20being%20built.</a>).</p> <p>If advice is needed, please contact the National Park Authority's Conservation Department on 01439 772700 or <a href="mailto:conservation@northyorkmoors.org.uk">conservation@northyorkmoors.org.uk</a>.</p>
2	MC INF 13	Swift populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website ( <a href="https://www.swift-conservation.org/">https://www.swift-conservation.org/</a> ); with additional swift box ideas from Action for Swifts ( <a href="http://actionforswifts.blogspot.com/">http://actionforswifts.blogspot.com/</a> ).

3	MC INF01	<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>
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## Consultation responses

Parish

No Objection

Publicity expiry

17 February 2023

The previously approved storage building for which this variation relates.



## Background

Sandfield House Farm is an established caravan park. The site comprises the main farmhouse, various traditional outbuildings, and facility buildings for the caravan park. The outbuildings are mix of stone and brick construction under pantile.

Planning permission was granted in 2004 for the conversion of one of the outbuildings to form a holiday let and a further scheme was granted in 2020 to convert other traditional outbuildings into holiday letting units and a local occupancy dwelling. Planning permission was granted (NYM/2022/0219) for the demolition of an existing poor quality, flat roof storage building, together with the construction of the replacement blockwork and profiled sheet building. The approved building is for storage purposes of machinery associated with the existing caravan park business. Following the approval, a variation to condition 2 was approved for minor amendments to the design of the approved building. The amendments included the relocation of doors and omission of block plinth, with sheet panelling down to the ground.

This application is for a further variation to change the position of a door, alter the colour of the cladding from green to grey and submit details as required by condition 4 to ensure the external lighting is dark skies compatible, especially as it is in a fairly exposed and visible location.

## Main issues

### Policy Context

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy A (Achieving National Park Purposes and Sustainable Development), Strategic Policy C (Quality and Design of Development), Strategic Policy J (Tourism and Recreation) and Policy ENV4 (Dark Night Skies)

Strategic Policy A relates to Achieving National Park Purposes and Sustainable Development. Within the North York Moors National Park, a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes. New development should 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. Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied, and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the National Park.

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 J relates specifically to tourism and recreation. The policy states that development will be supported 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 and where it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents. The development should be of high quality, scale and design that takes into account and reflects the sensitivity of the local landscape. The development must not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way and must not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Policy ENV4 ensures that's the darkness of the night skies above the National Park will be maintained and where possible enhanced. Development will be expected to minimise light spillage through good design and lighting management. Applicants are encouraged to proposed lighting standards which meet the guidance set out and adopted by the Authority.

### Material Considerations

The proposed amendments to the design of the approved building are minor in terms of the alteration to the door and change in cladding colour and are therefore unlikely to be harmful to the surrounding site. The overall design is in accordance with the Authority's adopted policies and design guide.

In terms of the strategies policies outlined above, the design is still considered of a mass, scale, height and form which is compatible with the surrounding buildings, with minimal impact on the amenities of adjoining occupiers. The provision for storage also supports the established caravan park whilst minimising any harm to the local character of the site by providing a proposal where the building is set behind existing buildings on the site and the style and materials are sympathetic to the surrounding landscape.

The initial lighting specification was considered harmful to the dark night skies due to the intense level of output. The lighting officer met with the applicant on site and after a variety of suggestions, quotes and supply problems, the proposal confirmed is the LEDvance range with a 20w/2200 lumen 3000k floodlight on the front of the building and the SG Edge Direct (2 or 3 each side) or the Fevik asymmetric on the side elevations. The applicant was advised to mount the floodlight horizontally to achieve zero upward light, use a sensor to reduce the length of time that the lights are on and to install them as low as possible to minimise the impact of lighting on the dark skies.

## Conclusion

It is considered that the proposed variations and submission of lighting details adhere to Strategic Policy A, Strategic Policy C, Strategic Policy J and Policy ENV4 of the Authority's adopted policies, set out within the Local Plan, and as such this 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.