



Our ref: RMID L01

20th December 2023

North York Moors National Park
The Old Vicarage
Helmsley
YO62 5BP

NYMNPA

21/12/2023

By email only

Dear Sir/ Madam,

Application for Change of Use of existing Unit (Use Class B2) to Use Classes, B2, B8 and Class E (c&g).

Unit 16A Fairfield Way

Whitby, North Yorkshire YO22 4PU

Planning Portal Reference: PP – 12692215

I am writing with regard to an application for the change of use of Unit 16A from single use Class B2 to use classes B2, B8 and Class E parts c and g to provide greater opportunities for the future use of the unit.

The application is submitted on the planning portal and comprises the following:

- Completed application form
- Location plan
- Block Plan

Site Description and Context

The site is located on the eastern side of the Whitby Business Park which is situated to the south of Whitby off the A171. The application relates to an industrial unit comprising part of a modern warehouse building constructed in circa 2002 (application reference 40330223) and a later side extension (2010, application 2010/0243/FL).

The unit is constructed with profiled metal sheets and partial masonry, clad around a steel portal frame with a profiled metal sheet roof. Internally the unit comprises open warehouse spaces, ground floor offices and a storage room. Staff facilities are provided on the mezzanine floor.

The warehouse building originally provided two units, one of which the southern unit) is occupied by Howdens. The northern unit has been subdivided previously, the southern unit adjoining Howdens is currently occupied by a scaffolding supplier. The northern section of the building and the adjoining side extension are the subject of this application. The unit (application site) is currently occupied by a steel fabrication business who are relocating from the premises.

Planning History

The table below provides details of the relevant planning history for the application site according to a search on the North York Moors public access portal.

Application Number	Proposal	Decision Date	Decision
NYM/2010/0243/FL	Construction of a single storey extension with entrance canopy.	21/05/2010	Approved with conditions
NYM/2004/0573/FL	Installation of shutter door, door to front elevation and fire door to rear to create a second business unit.	19/10/2004	Approved with conditions
40330223	Construction of building to provide two warehousing units.	18/09/2001	Approved with conditions

Proposed Use Class

The proposal seeks to change the use of the unit from B2 to B2, B8 and Class E, parts c and g which relate to:

- c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The application to extend the uses permitted at the unit will provide greater opportunities for the unit to be let to occupiers in the future.

Assessment Against Planning Policy

The application site falls within the Whitby Business Park to the south of Whitby. The responsibility for planning lies with both Scarborough Borough Council and the National Park Authority as the national park boundary runs through the Business Park site. In order to provide a consistent approach, a joint Area Action Plan has been adopted by the two authorities.

The Area Action Plan was adopted in 2014 and sets out how the business park will be developed over the period to 2026. The vision of the plan is:

To provide a well planned, extended and improved Business Park to meet the needs of the local economic and community into the future and reinforce Whitby's role as a Principal Town by expanding and enhancing the range of employment opportunities that the Business Park presents to Whitby's economy.

The AAP allocates 14 hectares across three sites for employment use, two of which are wholly in the North York Moors National Park, the third is immediately adjacent to the National Park as shown on the plan below.

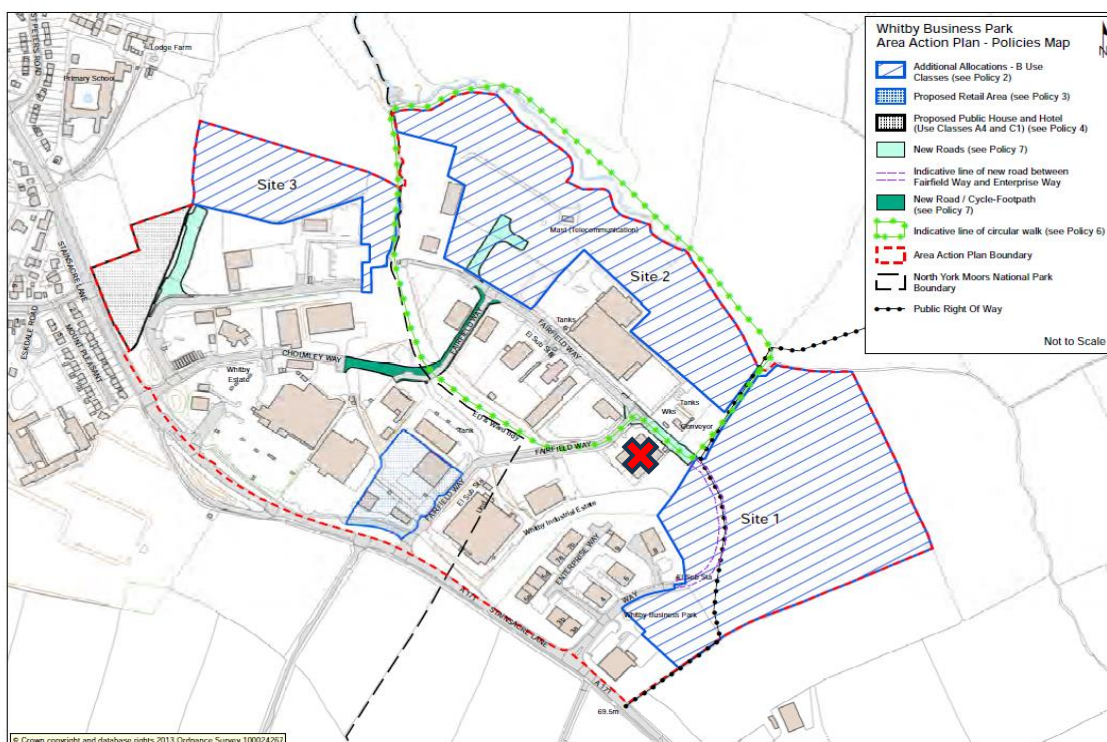


Figure 2 Policy Map – Whitby BP AAP, 2014

The application site is marked with a red cross on the plan above which shows the site lies in a gateway location to Site 1 allocation in the AAP.

Policy 1 of the AAP sets out a Presumption in favour of Sustainable Development, where the authorities will work with applicants to secure development that improves the economic, social and environmental conditions in the area. Applications that accord with the policies of the AAP will be approved without delay, unless material considerations indicate otherwise.

The AAP objectives help to measure progress towards achieving the vision for the Business Park. **Objective 1** seeks to make the Park a more attractive destination to support the expansion and more diverse employment opportunities. **Objective 4** seeks to improve the quality of the environment of the Business Park.

Policy 2 of the plan states that use classes B1, B2 and B8 Use Classes (now Class E, B2 and B8) will be supported across the Business Park. **Policy 3** permits retail development where it is ancillary to B1, B2 or B8 uses and on a specific retail area, fronting onto the A171 as shown

on the policy map above and subject to the retail policy requirements (sequential test (and impact if necessary) being met.

Objective 4 of the plan aims to improve the quality of the environment of the Park. **Policy 5** relates to design and appearance and requires a high standard of design and including landscaping and green infrastructure.

Policy 9 states that new development including proposals for change of use will be expected to provide on site parking for staff and visitors in line with parking standards. North Yorkshire County Council provide parking standards.

In accordance with the objectives and policies of the AAP, this application seeks to increase the lawful uses of the unit to secure and support the diversity of future occupiers and employment opportunities following the departure of the existing business (due to relocation).

The opportunity for Class E uses at the unit will increase the attractiveness of the unit to ensure the unit remains occupied in the future to retain and enhance the visual quality of the unit at the entrance to the future expansion allocation, Site 1.

Subject to obtaining necessary permissions, alternative users may improve and enhance the external appearance of the site with car parking provided in accordance with the North Yorkshire County Council parking standards.

As such it is considered the proposed change of use to increase the future opportunities for future occupiers is acceptable and represents sustainable development and accords with the objectives of the Area Action Plan and the application should be supported.

Design and Access Statement

The application seeks a change of use of an existing unit. No changes are proposed to the design or access to the unit, any changes to the external appearance would be subject to separate planning applications.

Access to the unit is from Fairfield Way across a concrete parking and service yard. Roller Shutter doors provide access to the main manufacturing/ warehouse areas with a separate pedestrian door in the staff areas.

I trust the information within this letter and the plans enclosed are acceptable and that the application can be validated for determination. Please do not hesitate to contact me should you have any further queries or require clarification on any of the above. I look forward to hearing from you.

Yours sincerely

Rachael Martin MRTPI
Director