

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0782

Development description: variation of condition 1 of planning approval NYM/2019/0237/FL to allow the continued siting of the storage container.

Site address: Sleights Sportsfield

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Victoria Flintoff

Applicant: Mr D Tate

c/o BHD Design Ltd, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Agent: BHD Design Ltd

Airy Hill Manor, fao: Mr Neil Duffield, Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	TM07	The permission hereby granted is valid only for five years from 15 January 2024 and the development shall be removed from the site before this consent expires and the site restored to its former condition before that date.									
2	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>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing Location Plan and Block Plan</td><td>D11306-01- Rev B</td><td>03 April 2019</td></tr><tr><td>Proposed Plans and Elevations</td><td>D11306-08 Rev B</td><td>03 April 2019</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	Rev. No	Date Received	Existing Location Plan and Block Plan	D11306-01- Rev B	03 April 2019	Proposed Plans and Elevations	D11306-08 Rev B	03 April 2019
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Existing Location Plan and Block Plan	D11306-01- Rev B	03 April 2019									
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Condition number	Condition code	Condition text
3	UOR01	The premises shall be used for plant and equipment in relation to Sleights Sports Field and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
4	MCO0	The timber cladding/fencing surrounding the container shall be stained dark brown or green, or left to weather naturally, and shall be maintained in that condition in perpetuity.
5	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. 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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	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.
3	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

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		adverse effect on the amenities of adjoining occupiers.
4	RSN GPMT02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5	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.

Consultation responses

Parish

No objections.

Publicity expiry

04 January 2023

Sleights Sports Field – Existing container set behind stone outbuilding.



Background

The application relates to Sleights Sports Field located at the bottom of Echo Hill in Sleights, adjacent to the River Esk.

In 2018/2019, planning permission was granted for the siting of a timber clad storage container located on the south elevation of the existing storage building. The container will be constructed of vertical timber boards and will have a steel roof.

Following the continued success of various sports clubs on the site, this application seeks to vary the initial time constraints of the previous permission, to allow the container to be sited for another 5 years until a more permanent solution is found. The form and scale of the container is remaining the same.

Main issues

Local Plan Policy context

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design), Strategic Policy L (Community Facilities) and Strategic Policy J (Tourism and Recreation).

Strategic Policy C 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 and incorporates good quality construction materials that reflect the architectural character and form of the original building or the local vernacular. The siting, scale and form of the proposal should complement existing buildings and the surrounding setting and not have an adverse impact upon the amenities of adjoining occupiers. Sustainable design and construction techniques are recommended along with good quality landscaping to improve habitats for local wildlife and biodiversity. Provision should also be made for adequate storage, cycling facilities and car parking with the creation of an accessible, safe, and secure environment for all potential users.

Strategic Policy L seeks to prevent the loss of community facilities and where new health, sport, education, or other facilities are proposed, will only be permitted where they are within the main built-up area of Helmsley or one of the Larger Villages where the facility is intended to serve both the immediate and/or wider locality. It may also be supported in the main built up area of a smaller village where the facility serves the immediate locality or as an exception to Strategic Policy B, where there are no suitable sites in Helmsley or a larger or smaller village.

Strategic Policy J highlights that recreational development will only be supported where it does not cause unacceptable harm to the local landscape character or an ecological or archaeological asset. It should also provide and protect opportunities for all users to enjoy 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 quality, scale and design should reflect the sensitivity of the local

landscape and not compromise any existing tourism, recreational facilities, or public rights of way, or lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Material considerations

The sports field has had a growing amount of success in the use of the field for various sports clubs, largely due to the high-quality facilities on offer. However, temporary storage is still required in addition to the outbuilding, as due to the varied groups and ages, a large amount of equipment is required. This application seeks to vary the initial time constraints of the previous temporary permission, to allow the container to be sited for an additional 5 years until a more permanent solution is proposed.

In terms of Strategic Policy C, the siting, form, scale, height, and design of the container will remain the same. The timber clad storage container is of a suitable scale and is concealed well, screened and set back behind a stone outbuilding. As such, it is considered that allowing the container to be sited for an additional 5 years would not be harmful to the surrounding landscape or neighbouring amenity, provided the use remains the same and of a low scale, and the timber cladding/fencing is maintained, as has been conditioned. Through discussions with the agent, it has been agreed that five years is a reasonable length of time to consider a more long-term permanent solution.

By maintaining the container and applying conditions to minimise any impact on the surrounding setting, the storing of equipment for sporting activities can be maintained in an unobtrusive and sympathetic manner whilst continuing to support an active community and recreational facility in accordance with Strategic Policy J and L.

Conclusion

In view of the above, the amended proposal adheres to Strategic Policy C, J and L of the Authority's adopted policies, set out within the Local Plan, and is therefore recommended for approval.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

Not applicable.

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.