

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0152

Development description: erection of timber storage building

Site address: Station Road Post Office, Station Road, Robin Hoods Bay

Parish: Fylingdales

Case officer: Jill Bastow

Applicant: Mr Trevor and Paula Parker

Baytown Stores, Station Road, Robin Hoods Bay, North Yorkshire, Whitby, YO22 4RA

Agent: Arcane Design Studio

fao: Mr Graham Carr, The Studio, Church View, Egton, whitby, YO21 1UT,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.												
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>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plan and Wall Detail</td><td>04A</td><td>14 June 2024</td></tr><tr><td>Proposed Elevations</td><td>05A</td><td>14 June 2024</td></tr><tr><td>Proposed Store</td><td>06A</td><td>14 June 2024</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Proposed Plan and Wall Detail	04A	14 June 2024	Proposed Elevations	05A	14 June 2024	Proposed Store	06A	14 June 2024
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Proposed Store	06A	14 June 2024												
3	UOR02	There shall be no retail sales from the storage building hereby approved which shall be used for storage purposes only in association with the adjacent business premises, known as Baytown Stores. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.												

Condition number	Condition code	Condition text
4	GPMT06	The external elevations of the storage building hereby approved shall be clad with vertical timber boarding which shall either be allowed to weather naturally or shall be stained/painted a colour to be first agreed in writing with the Local Planning Authority.
5	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 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 UOR02	In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with Strategic Policy A and Policy BL8 of the North York Moors Local Plan, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the National Park.
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.
5	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.

Consultation responses

Parish

No objections

Highways

No objection as the proposal is not anticipated to have any significant impact on the parking capacity in this area.

Natural England

No comments received

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 4 April 2024

View from Thorpe Lane looking across Station Road to Baytown Stores and the site of the proposed storage building to the side



View from Prospect Field showing the site of the proposed storage which will be positioned behind the current brick piers and fencing (which will be removed and replaced with bollards)



Background

Baytown Stores, convenience store and post office, is located in the centre of Robin Hoods Bay (Bank Top) on the east side of Station Road opposite the junction with Thorpe Lane. The premises is positioned gable end to the road frontage and is built of red brick under a concrete tiled roof; there are two large box dormers to the side elevation facing Prospect Field.

Planning permission is sought for the erection of a timber storage building measuring 7.2 metres by 5 metres with a dark grey felted shingle roof. The building would be used solely for storage purposes in association by the adjacent retail unit. It would be located on an existing area of hardstanding enclosed by brick piers and fencing, which are to be removed as part of the proposals. The existing staff and customer parking is not affected by the proposals.

Main issues

Local Plan

The relevant policies of the Local Plan in the determination of this application are considered to be Strategic Policy A (Achieving National Park Purposes and Sustainable Development), Strategic Policy B (Spatial Strategy), Strategic Policy C (Quality and Design of Development), Strategic Policy K (The Rural Economy) and Policy BL8

Strategic Policy A seeks to further the National Park purposes and duty by providing sustainable development which is of a high-quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment.

Strategic Policy B sets out the spatial hierarchy with Robin Hoods Bay listed as one of the National Park's larger villages where development should support the service function of the village by providing additional housing, employment and training premises and new facilities and services for the immediate and wider locality.

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park and requires proposals to be of a high-quality design that will make a positive contribution to the local environment.

Strategic Policy K seeks to foster the economic and social well-being of local communities within the National Park.

Policy BL8 supports new retail development, professional and financial and food and drink services within the main built up area of the larger villages listed under the spatial strategy.

Discussion

Baytown Stores is a convenience store and post office which lies within the main built up area of Robin Hoods Bay and provides an important service for residents and visitors

of the local and wider community. Its retention as an important community facility is protected under Policy BL8. The proposal for a storage building to serve the business is therefore considered to meet the aims of Strategic Policy K and Policy BL8 in securing the long term viability of this business premises.

The storage building would be clad in vertical timber boarding under a dark grey felted shingle roof. It is modest in size and scale, and not dissimilar in appearance to a domestic garage of which there are a number in the immediate locality. It would be positioned to the side of the retail premises clearly visible to public view from the surrounding roads but being set back from the frontage, it would be subservient to the main building and not unduly prominent. As such it is considered to meet the requirements of Strategic Policy C.

Approval is recommended.

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.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.