

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Suffield-Cum-Everley

Application No. NYM/2016/0166/FL

**Proposal: variation of conditions 9 and 10 of planning approval NYM/2015/0694/FL to allow revised parking and access arrangements and extended timeframe for implementation of access works**

**Location: Hilltop & Hillcrest Cottages  
Suffield**

**Decision Date: 02 May 2016**

## Consultations

**Parish – No objections**

**Highways** – In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account that there is adequate available visibility for the proposed parking area, however the width of the existing access is suitable only for a single car. As this application is for the creation of a small retail parking area, a retail space and an area to the rear for private car parking this access should be widened to allow two cars to pass to avoid vehicle conflicts at the access and also to avoid vehicles waiting in the carriageway in close proximity to the junction of Swang Road, Hay Lane and Hackness Road. This application for a variation of conditions 9 and 10 takes into account the above. Consequently the Local Highway Authority recommends conditional approval.

**Environmental Health Officer -**

**Site Notice Expiry Date – 20 April 2016**

## Director of Planning's Recommendation

**Approval subject to the following condition(s):**

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	RSU000	The premises shall not be used other than as a dwelling with ancillary shop and associated brewing and preparation area for the selling of goods produced at the application site only and shall not be used for any other purpose (including any other purpose in Class A1 or C3 of the Schedule to 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 within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
3.	GACSO0	No goods shall be displayed, stored, sold or offered for sale on the frontage of the application site unless otherwise agreed in writing with the Local Planning Authority.

*A. Allen 29/4/16*

Application Number: NYM/2016/0166/FL

4.	GACS06	The retail unit hereby permitted shall not be open to customers outside the hours of 0800 to 1800 Mondays to Saturday and 0900 to 1800 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
5.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6.	MATS00	The external elevations of the blocked up garage door and stallriser in the front elevation of the building, hereby approved shall, within three months of the date of this permission, be clad in vertical timber boarding and painted to match the existing doors and windows of the main dwelling and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	HWAY07	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <p>a. The crossing of the highway verge and/or footway shall be <b>widened and</b> constructed in accordance with the approved details and/or Standard Detail number <b>E9A</b>.</p> <p>b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges</p> <p>c. The final surfacing of any private access within <b>2 metres</b> of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</p> <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
9.	HWAY14b	<p>No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 1:</p> <p>a. have been laid out in accordance with the submitted drawing (Reference <b>A1-1150-W0807 revision C</b>)</p> <p>b. have been constructed in accordance with Standard Detail Number <b>E9A</b></p> <p>c. are available for use unless otherwise approved in writing by the Local Planning Authority.</p> <p>Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.</p>

*A. Allen 29/4/16*

Application Number: NYM/2016 /0166/FL

### Informative(s)

1.	<p><b>HWAY INF03</b> You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>
----	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Reason for Condition(s)

1.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2.	RSUO00	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 NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
3-5.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6&7.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.
8.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
9.	HWAY15	In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

*Adler 29/4/16*

---

Application Number: NYM/2016/D166/FL

---

## Background

Hilltop and Hillcrest Cottages comprise what were originally a pair of semi-detached dwellings, but which are now in one ownership. The cottages are located at the northern end of the small hamlet of Suffield at the junction of the roads that lead to Hackness and to Scalby.

Planning permission was granted earlier this year to change of use of the existing domestic garage to use for retail sales and brewing for cordials, cider etc. along with the installation of shopfront in the place of one of the garage openings and boarding over of the second garage door. The proposal also included customer parking to be provided at the eastern end of the property, within the existing curtilage.

This application relates to the highways condition attached to the original approval and seeks permission to allow revised access arrangements and revised parking area to include a disabled space and to increase the width of the driveway by cutting back the boundary hedge. Permission is also sought to extend the timeframe to complete these works, which have been set back due to adverse weather conditions.

## Main Issues

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

The proposed amendments relate to the layout of the parking area only and the Highway Authority have advised that the layout meets their requirements. Whilst within the site the hedge will be trimmed back it will be retained at a greater depth at the entrance and would not have a detrimental impact on the character of the area.

In view of the above, approval is recommended.

## Explanation of how the Authority has Worked Positively with the Applicant/Agent

### Approval (No Amendments Required)

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 maintain the economic, social and environmental conditions of the area.

*A Allen 29/4/16*