

# North York Moors National Park Authority

District: Ryedale District  
Parish: Thornton Le Dale

Application No. NYM/2016/0428/FL

**Proposal:** application to supersede NYM/2015/0551/FL for the siting of larch clad container to form office, staff and storage space (retrospective)

**Location:** Go Ape, near Forestry Commission Visitor Centre, Dalby Forest

**Decision Date:** 29 August 2016

## Consultations

**Parish** - No objections.

**Natural England** - No objections

**Site Notice Expiry Date** - 1 August 2016.

## Director of Planning's Recommendation

Approval subject to the following condition:

1.	TIME01	The permission hereby granted is valid only for five years from the date of this permission 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.	PLAN00	In accordance with the e-mail received 23 August 2016, the development hereby approved supersedes application reference NYM/2015/0551/FL and shall be maintained in strict accordance with the detailed specifications and plans comprised in the application hereby approved.

### Reasons for Condition:

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.

Paul Fellow 26/8/16

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**Background**

This application relates to land adjacent the existing Go Ape high rope adventure course located within Dalby Forest, close to the main visitor centre just north of Low Dalby Village.

Planning permission was granted in 2015 for the siting of a timber clad extension to the rear (north-east facing elevation) of the existing reception building.

This application seeks retrospective permission for the siting of a timber clad office and storage building, adjacent to the east facing elevation of the Go Ape reception building. In support of the application it is stated that the building is needed in order to provide extra staff and storage space, in order to better serve customers. The proposed building measures approximately 2.4 metres by 9.1 metres with a height of 2.6 metres and is clad in horizontal larch boarding.

In view of the recent site history and the existing permission in relation to a near-identical building elsewhere on site, Officers sought clarification as to whether the current proposal was in addition to or instead of the cabin approved under ref.: NYM/2015/0551/FL. The applicant has provided written confirmation advising that the 2015 permission has not been started and the current application is a revision to that previous permission.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document are Development Policy 14 (Tourism and Recreation) and Development Policy 3 (Design).

DP3 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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.

DP14 of the NYM Local Development Framework seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity and where it will make use of existing buildings.

The main issues relating to this application are considered to be whether the proposed building would have a detrimental impact on visual amenity and the character of the area.

Whilst the container is situated adjacent the existing cabin and attached decking, by reason of its situation forward of the front elevation of the main building, it has greater prominence in views into the site. The flat roof design is relatively utilitarian in contrast to the chalet-style reception building. It is therefore considered that a temporary permission is the most practical approach in order to re-assess the situation in five years whereupon it might be more appropriate to seek a higher quality design in case there is a continual proven need for the space.

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The applicant has provided written confirmation that the previous application for a similar development (ref.: NYM/2015/0551/FL) has not been implemented and that the current application is designed to supersede that original permission.

The extension is unlikely to increase activity about Go Ape to any significant degree and would benefit the popular tourist activity which is well established here. Whilst the application would provide an improved office and storage facility for staff, the revised location results in a more obtrusive form of development. Consequently, approval, subject to a temporary period of five years is recommended.

**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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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