

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Grosmont

Application No. NYM/2017/0006/FL

Proposal: change of use of land to domestic together with erection of decking

Location: land off Front Street
Grosmont

Decision Date: 28 February 2017

Consultations

Parish - Objects for the following reasons:

- The proposal would introduce inappropriate highly visible domestic/urban type structures and usage into important woodland and garden setting which runs the length of most of this side of Front Street and which frames the adjacent Villas on the other side of the road.
- The recreational use of the proposed extensive decked area may lead to issues of privacy, noise, light pollution and parking to the detriment of the amenities of adjacent properties and of visitor enjoyment (eg the Coast to Coast footpath passes directly in front of the site).
- Domestic use may encourage further inappropriate built development in this woodland setting - as suggested by the attempts it is understood that the applicant has already made to obtain water and electricity supply to the site, and by virtue of both a substantially constructed new double width gate and a single gate already having been erected on the site frontage (indicating provision for potential vehicular access).
- This steeply sloping plot and bank edge may be subject to slippage and the proposed extensive piling works may exacerbate bank stability - also potentially affecting the road edge. The introduction of a large area of decking may also affect bank stability through drainage issues due to increased surface run -off.
- It is noted that it cannot be recalled when the site was last used as a garden and that it had reverted to scrub woodland; site preparation works have been undertaken and tree sapplings possibly removed.

Highways - On the clear understanding that the pedestrian access to the site is via an existing gate and no alterations are proposed to the gate, there are no local highway authority objections to the proposed development

Site Notice Expiry Date – 14 February 2017

Others –

Mr. D Templeman, Woodview, Front Street, Grosmont - The following points need to be taken into consideration:-

1. This development is on an extremely steeply sloping piece of land which has previously been subject to subsidence. It is possible that any heavy construction could further destabilise the land.



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2. Approaches have already been made by the applicant for the installation of water and electricity. Should any further development including these be envisaged, it should be noted that there is no access to mains drainage on that side of the road, the main drainage sewer running along the rear of the houses on the opposite side of the road.
3. Does the erection of a decking area really warrant a change of use to full domestic?
4. The road is fairly narrow at this point, and is on a bus route, factors which may well cause problems during any construction work.

Mr Peter Allan, Lisvane, Office Row, Grosmont – Following concerns:-

1. Possible disturbance to the highway.
2. This piece of land is steeply sloped leading to a 30m cliff. The surface is loosely compacted and lies on weak shale.
3. To erect any decking will require substantial grounding of posts that will disturb the topsoil and shale. This has the potential to de-stabilise the ground leading to slippage towards the cliff. This would then put the highway at risk of subsidence.
4. Should the owner plan to install services at a later date should the change of use be granted this would obviously require further disturbance to the ground that would exacerbate the problem.

Director of Planning's Recommendation

Refusal for the following reason(s):

The proposed scheme does not respect or enhance the character, special qualities and distinctiveness of the locality or the wider designated National Park landscape. If permitted, the development would be visually harmful and detract from the character and appearance of this transitional area between the open countryside and the rural settlement by reason of its domestic appearance, heavily engineered design and domestic recreational use. As such the proposal is contrary to the provisions of Core Policy A and Development Policy 3 of the NYM Core Strategy and Development Policy Documents which seek to resist the loss of open spaces which contribute to the amenity, character and setting of a settlement.



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The application site comprises a piece of land that has recently been cleared of scrubland planting. It is located on the road between Grosmont and Sleights in a small grouping of houses on the outskirts of the village. The piece of land measures 8.9m wide at the roadside and 10m wide at the rear of the site and between 6.9m and 7.10m deep. To the west of the site is a small green house but no other form of development on that side of the road. The opposite side of the road is developed with housing.

This application is for the change of use of this piece of land to a domestic leisure use, although it is not associated with any of the dwellings on the opposite side of the road, or any residential properties within Grosmont. Permission is also sought for the construction of a timber decked area that would measure 6m wide x 3.6m deep which due to the steeply sloping nature of the site would be on stilts at the rear of the site that would measure approximately 1.4m above ground level.

Main Issues

Core Policy A of the Local Development Plan seeks to further the National park purposes and duties by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. CPA is keen to provide development in locations that is of a scale which will support the character and function of individual settlements and recognises that the quality of life of local residents should not be put in jeopardy.

In terms of the impact of the proposal on the immediate and wider landscape, it is considered the change of use of land from scrub woodland to domestic garden would result in an unacceptable domestic encroachment into the countryside due to its change in character resulting from decking, garden planting, paraphernalia and activity inseparable from such a use. If permitted it would have an adverse urbanising impact on the area leading to an erosion of the quality of the landscape and special qualities of the National Park. As such the proposal is considered to be contrary to the provisions of Core Policy A of the NYM Local Development Plan.

Furthermore it is considered that proposed timber decking, by reason of extent, volume, design and general appearance would not respect or enhance the character, special qualities and distinctiveness of the locality or wider landscape; and would therefore be contrary to the provisions of Core Policy A and Development 3 of the NYM Local Development Plan.

In view of the above, refusal is recommended.

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested

