

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2018/0718/FL

**Proposal: construction of temporary warehouse building to store dry goods**

**Location: Whitby Seafoods Ltd  
Stainsacre Lane Industrial Estate  
Fairfield Way  
Whitby**

**Decision Date: 01 January 2019  
Extended to:**

## Consultations

**Parish -**

**Highways** - Although there is a current issue with inappropriate car parking on Fairfield Road, this application is not expected to intensify this. The application is not proposing to alter any accesses onto Fairfield Way and there will still be adequate turning area for the vehicles in the site.

Consequently there are **no local highway authority objections** to the proposed development.

**North Yorkshire Fire and Rescue – No objections**

**Environmental Health Officer -**

**Site Notice Expiry Date – 11 December 2018**



## Director of Planning's Recommendation

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

1.	TIME09	The permission hereby granted is valid only for two 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>---</td> <td>2 November 2018</td> </tr> <tr> <td>Proposed temporary warehouse</td> <td>10002/A/100/017 A1 Rev A</td> <td>12 December 2018</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	Document No.	Date Received	Location plan	---	2 November 2018	Proposed temporary warehouse	10002/A/100/017 A1 Rev A	12 December 2018
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Location plan	---	2 November 2018									
Proposed temporary warehouse	10002/A/100/017 A1 Rev A	12 December 2018									
3.	RSUO01	The premises shall not be used other than as a warehouse and shall not be used for any other purpose (including any other purpose in Class B1, B2 or B8 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).									
4.	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.									
5.	MATS19	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 unless otherwise be agreed in writing with the Local Planning Authority									

### Reason for Condition(s)

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.

3.	RSUO01	In order to enable the Local Planning Authority to retain control over future
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		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.
4.	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.
5.	MATS01	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 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.

## Background

Whitby Seafood's is a factory which processes seafood which is distributed throughout the UK. It is located on the Stainsacre Lane Industrial Estate close to the boundary of the National Park, on the outskirts of Whitby.

The factory occupies a 6 acre site on the Industrial Estate, with the factory building itself stretching some 86 metres in length, running parallel with the estate road. At the north western end of the building there is a large car parking area which serves the factory.

Planning permission was granted earlier this year for the construction of warehouse and plant room extensions to the rear of the site, adjacent to the recent cold store building.

In order to allow that development to take place, this application seeks permission to site a temporary warehouse structure to negate the need to use off-site storage whilst the works progress on the new dry goods store as detailed under approval NYM/2018/0375/FL.

The proposed temporary building would be located immediately to the west of the existing buildings, in the existing goods yard area. The building would measure 18m x 10m with a covered link to the main buildings and with a height to the ridge of 7mm

The elevations would be finished with composite wall cladding panels and the roof would clad in dark grey sheeting.

## Main Issues

Core Policy H of the NYM 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.

Development Policy 10 seeks to permit the re-use of an existing buildings for employment and training purposes where the building is of sound construction, there is sufficient land, storage space and parking, the building does not have an adverse impact on the character of the area and there are existing adequate access arrangements.

The Whitby Business Park Area Action Plan sets out how the Business Park will be developed over the period to 2026. It includes proposals to improve and expand the existing site to accommodate new businesses and sets out highway, infrastructure and environmental improvements.

The proposed building seeks consent a temporary building which is required on site whilst the larger extension that was recently approved is being constructed. It would not be visually intrusive in the wider landscape as it would be located within the existing yard area of the business. The proposed temporary warehouse is essential for the ongoing sustainability of the business which is an important element of the local economy and the proposal is therefore considered to be in accordance with Core Policy H of the NYM Local Development Framework.

In view of the above it is considered that the proposal accords with the relevant policies and consequently, approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a darker roof colouring, so as to deliver sustainable development.