

# North York Moors National Park Authority

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

Application No. NYM/2018/0296/FL

**Proposal: construction of nissen style workshop/office building with retaining wall following removal of portacabin**

**Location: Newton Builders  
Sneaton Lane  
Ruswarp**

**Decision Date: 03 July 2018  
Extended to:**

## Consultations

**Parish – No objections**

**Highways -** The adjacent carriageway layout has parking restrictions in operation whilst the adjacent lay-by to the site's vehicular access is for large or slow vehicles only who are preparing to cross Ruswarp bridge. Therefore, the site facilitates parking should be for all vehicles associated with the construction of the new office. The access is wide enough with adequate visibility and the site has enough space to allow for turning areas and there appears to be enough parking within the site curtilage to accommodate this new development.

**Environmental Health Officer – No objections.** Consideration has been given to the location of the development which is some considerable distance away from residential properties, and there is no known history of noise complaints associated with the site.

**Forestry Commission – Standing advice**

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

## Director of Planning's Recommendation

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

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>8633 01</td><td>8 May 2018</td></tr><tr><td>Proposed block plan</td><td>8633 03</td><td>8 May 2018</td></tr><tr><td>Proposed elevations &amp; floor layout</td><td>8633 04</td><td>8 May 2018</td></tr><tr><td>Proposed section</td><td>8633 05</td><td>8 May 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location plan	8633 01	8 May 2018	Proposed block plan	8633 03	8 May 2018	Proposed elevations & floor layout	8633 04	8 May 2018	Proposed section	8633 05	8 May 2018
Document Description	Document No.	Date Received															
Location plan	8633 01	8 May 2018															
Proposed block plan	8633 03	8 May 2018															
Proposed elevations & floor layout	8633 04	8 May 2018															
Proposed section	8633 05	8 May 2018															

Signature:



Date:

3/7/18

---


**Application Number: NYM/2018/0296/FL**

---

3.	RSUO01	The premises shall not be used other than as <b>workshop/office</b> and shall not be used for any other purpose (including any other purpose in Class <b>B1 and B2</b> 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.	RSUO02	There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
5.	GACS01	No machinery shall be operated on the premises before 0730 hrs on weekdays and 0800 hrs on Saturdays nor after 1900hrs on weekdays and 1800 hrs on Saturdays nor at any time on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.
6.	GACS02	No storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
7.	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.
8.	MATS00	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing buildings on the site unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS00	The external surface of the front elevation and 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.
10.	HWAY15	Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on <b>site location plan</b> for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

**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.

Signature: 	Date: 3/7/18
--	--------------



---

**Application Number: NYM/2018/0296/FL**


---


3.	RSUO01	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) 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.	RSUO02	In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.
5&7	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.
8&9	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.
6.	GACS02	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
10.	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.

## Background

This application seeks full permission for the construction of a replacement industrial building on Sneaton Lane, Ruswarp. The building to be replaced is an existing portacabin building which has been used for a number of decades as office space serving two adjacent nissen buildings which are used as workshop space.

The site forms part of an existing group of industrial buildings, fronting the road that runs through Ruswarp and over the bridge.

The portacabin building is dark grey coloured with a flat roof and white framed windows. It is proposed to replace this with a nissen type building to match the existing buildings on the site.

Signature: 	Date: 3/7/18
--	--------------

---

**Application Number: NYM/2018/0296/FL**

---

The building would measure 12m long x 6.05m deep with a maximum height of 3.5m, which is similar in size and scale to the existing building.

**Main Issues**

The relevant policies of the Local Development Policies are DP3 and DP10.

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 of the LDF seeks to support development which provides employment opportunities, where this does not have a detrimental impact on the character of the locality.

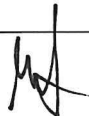
This proposal does not seek an expansion of an existing facility, but a simple replacement of an existing poor quality building. The design of the proposal, whilst not of a particularly high standard in terms of appearance and design, is not considered to be out of keeping with the adjoining buildings, and also is of a lightweight and impermanent nature, allowing future imprisonment of the site as a whole.

Some concerns have been expressed by local residents regarding the nature of the use, but it is considered that this can be satisfactorily dealt with by consideration.

In view of the above, the proposal is considered to be in accordance with Policy and 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 improve the economic, social and environmental conditions of the area.

Signature: 	Date: 3/7/18
--	--------------