

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2018/0380/FL

Proposal: Construction of replacement storage shed

Location: Bowling Green Club, Priestmans Lane, Thornton-Le-Dale

Decision Date: 27 August 2018

Consultations

Parish - No objection

Forestry Commission – No objections.

Site Notice Expiry Date – 31 July 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.	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.

Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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:

27/7/18

Application Number: NYM/2018/0380/FL

Background

Thornton le Dale Bowling Green Club lies on the south side of Priestmans Lane on the northern fringes of Thornton Le Dale Conservation Area. Along the eastern boundary of the site lies the club pavilion, a timber framed and clad building, two small timber apex sheds and toilet block constructed in rendered blockwork under a pantile roof.

Planning permission is sought to replace one of the existing timber sheds with a similar structure measuring 3.6 metres by 2.4 metres to be clad in timber boarding under a felted roof. The structure will occupy the existing concrete base on the site and no further excavation is required.

Main Issues

The relevant policy of the Core Strategy and Development Policies Document are Development Policy 4 (Conservation Areas) which requires development within conservation area to preserve or enhance the character and appearance or setting of the area.

The proposal is for a like-for-like replacement of the existing shed and therefore the visual impact on the character and appearance of the conservation area will be negligible. Furthermore given that the existing concrete base will be used for the replacement shed and no further excavation or concreting will be required, there will be no impact on the health of the large Sycamore tree which the shed will be located within its root protection area.

In view of the above the proposal would preserve the character and appearance of the conservation area in accordance with Development Policy 4 and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

27/12/18