

North York Moors National Park Authority

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

Application No. NYM/2018/0429/FL

Proposal: construction of retaining walls

Location: Boggle Hole Youth Hostel, Mill Bank, Mill Beck, Fylingthorpe

Decision Date: 30 August 2018

Extended to:

Consultations

Parish - Supports this application because it is necessary work on the building.

Natural England - No objections

Advertisement Expiry Date – 10 August 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	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Red line plan</td><td>AP1.01</td><td>27 June 2018</td></tr><tr><td>Proposed elevations</td><td>40358 rev P1</td><td>27 June 2018</td></tr><tr><td>Proposed plan and detail</td><td>40358 rev P1</td><td>27 June 2018</td></tr><tr><td>Beck wall underpin repair layout and detail</td><td>40358 Rev P1</td><td>27 June 2018</td></tr></tbody></table> <p>21 February 2018</p> <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	Red line plan	AP1.01	27 June 2018	Proposed elevations	40358 rev P1	27 June 2018	Proposed plan and detail	40358 rev P1	27 June 2018	Beck wall underpin repair layout and detail	40358 Rev P1	27 June 2018
Document Description	Document No.	Date Received															
Red line plan	AP1.01	27 June 2018															
Proposed elevations	40358 rev P1	27 June 2018															
Proposed plan and detail	40358 rev P1	27 June 2018															
Beck wall underpin repair layout and detail	40358 Rev P1	27 June 2018															
3.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.															

Signature:
C. France

Date: 30/08/18

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.	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

Boggle Hole Youth Hostel is located in an isolated location immediately adjacent the beach at Boggle Hole, just south along the coast from Robin Hoods Bay. The hostel is only accessible on foot from the car park at the top of the access track, and the Cleveland Way runs past the front of the hostel.

This application seeks full planning permission to install new retaining walls against the existing stone structures that have been eroded by the action of the water against the structure. The area of new retaining walls would include the gable end of the old mill and the septic tank enclosure where it sits against Mill Beck. The new retaining walls would sit within the Mill Beck and are therefore within the flood zone and are designed to make the building more resilient to the movement of water within the beck.

In support of the application it is stated that a specification for the new walls has been proposed that provides a robust solution that will give the structures a much extended lifespan.

Main Issues

Core Policy A of the Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not have an unacceptable impact on the wider landscape.

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.

Signature: C. France	Date: 30/08/18
-------------------------	----------------

The proposed retaining walls will not have an adverse impact on the character of the buildings or its immediate environment and the development will not impede the flow of the beck or have any detrimental ecological impact. However, it will ensure the structural stability of the building.

In view of the above, the proposals are considered to be in accordance with Core Policy A, and Development Policy 3 of the Local Development Plan and approval 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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Signature: C. France	Date: 30/08/18
-------------------------	----------------