

# North York Moors National Park Authority

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

Application No. NYM/2018/0390/FL

**Proposal: construction of 2 no. industrial units (Use Class B2) with associated access, hardstanding and landscaping works**

**Location: Stainsacre Lane Industrial Estate  
Coastal and Country Coaches  
Fairfield Way  
Whitby**

**Decision Date: 19 November 2018  
Extended to:**

## Consultations

**Parish** - The Parish Council supports this application because it will provide useful units and jobs, hopefully for new starters

**Highways** - The Local Highway Authority is concerned about the impact the loss of this area will have on the Coastal and Country Coaches business. Fairfield Way has an existing problem with parking of cars on the footways blocking the routes for pedestrians and forcing them onto the carriageway to be able to get past. The areas of the remaining Coastal and Country business should be sufficient to cater for staff parking, the coaches parking and manoeuvring within the site. The parking areas for the proposed site will require a dropped kerb access over the footway.

Consequently conditions are recommended.

**Natural England** – No objection

**North Yorkshire Fire & Rescue** – No objections /observations

**Site Notice Expiry Date** – 25 October 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>Location Plan and Block Plan</td><td>D11208-01 Rev A</td><td>11 June 2018</td></tr><tr><td>Proposed Block Plan</td><td>D11208-02 Rev B</td><td>11 June 2018</td></tr><tr><td>Proposed plan &amp; elevation</td><td>D11208-04 Rev B</td><td>11 June 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 and Block Plan	D11208-01 Rev A	11 June 2018	Proposed Block Plan	D11208-02 Rev B	11 June 2018	Proposed plan & elevation	D11208-04 Rev B	11 June 2018
Document Description	Document No.	Date Received												
Location Plan and Block Plan	D11208-01 Rev A	11 June 2018												
Proposed Block Plan	D11208-02 Rev B	11 June 2018												
Proposed plan & elevation	D11208-04 Rev B	11 June 2018												

---

**Application Number: NYM/2018/0390/FL**


---

3.	RSUO00	The premises shall only be used for purposes which fall within Classes B1, B2 and 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, and for no other purpose or as permitted 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.	GACS002	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.
5.	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.
6.	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.
7.	MATS00	The lower section of the external walls of the development hereby permitted shall be constructed in stone coloured fairfaced concrete blocks and thereafter be so maintained.
8.	MATS00	The upper section of the external elevations of the buildings hereby approved shall, within three months of first being brought into use, be clad in profiled sheet wall cladding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
9.	MATS00	No work shall commence on the profiled sheet cladding referred to in condition 6 above until details, including the profile and colour, including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
10.	MATS00	No work shall commence to install the windows in the development hereby approved until details of the materials/colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

---

**Application Number: NYM/2018/0390/FL**

---

11.	HWAY07	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <ol style="list-style-type: none"> <li>a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E9A.</li> <li>b. That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.</li> <li>c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing (insert drawing number) and maintained thereafter to prevent such discharges.</li> <li>d. The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</li> </ol> <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
12.	HWAY14 A	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:</p> <ol style="list-style-type: none"> <li>i) vehicular and cycle parking;</li> <li>ii) manoeuvring arrangements;</li> </ol>
13.	HWAY14 B	<p>No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:</p> <ol style="list-style-type: none"> <li>i) have been constructed in accordance with the submitted drawing D11208-02 Rev B</li> <li>ii) are available for use unless otherwise approved in writing by the Local Planning Authority.</li> </ol> <p>Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.</p>
14	LNDS01	<p>Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for landscape planting at the southwestern end of the site and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p>

---

**Application Number: NYM/2018/0390/FL**

---

15.	MISC13	The development hereby permitted shall not be brought into use until full details of the technology to be used to generate energy on site from renewable sources to displace at least 10% of predicted CO <sub>2</sub> emissions have been submitted to and approved by the Local Planning Authority. The approved details and measures shall then be completed prior to the occupation of the development hereby approved and shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained.
-----	--------	---

**Informative(s)**

1.		You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
----	--	---

**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 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.	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.
5.	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.
6.	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.
7-10	MATS02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

---

**Application Number: NYM/2018/0390/FL**

---

11.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
12.	HWAY14 A	In accordance with NYM Development Policy 23 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
13.	HWAY14 B	In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
14.	LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
15.	MISC06	In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions.



---

**Application Number: NYM/2018/0390/FL**

---

**Background**

This application seeks full planning permission for the construction of a new building at the north-western end of Fairfield Way, which forms part of the Whitby Business Park.

The proposed building would be located within the existing curtilage of an industrial unit currently occupied by Coastal and Country Coaches. The site is between the building serving the coach depot and one other business unit to the south, which forms the end of the road.

The building would measure 27.2m long x 19.6m deep with a height to the eaves of 5.1m and to the ridge of 7.8m and would create two modest business/industrial units of around 250 sq m.

The building would be constructed of fairfaced concrete blocks at lower level with profile sheet wall and roof cladding above. Details of the wall cladding will be considered through condition. The north east, north west and south west elevations would have minimal glazing and the south east elevation (facing onto Fairfield Way) would have two large roller shutter doors and 2 pairs of glazed personnel doors and two small windows, either of aluminium or upvc framing, again the details of these will be required by condition.

---

**Application Number: NYM/2018/0390/FL**

---

Parking will be provided at the front of the site and the external southern corner would be landscaped planting.

Following queries from the Highway Authority, the applicant has provided the following supporting information:-

“Over the last 18 months we have downsized our fleet from 22 to 16 vehicles, meaning we now have surplus room in our yard. We also provide parking facilities (4 bays) for an outside company, if the development went ahead we would terminate the agreement with the outside company to provide more parking bays for our own vehicles. If the development went ahead we still have sufficient room to operate adequately”

**Main Issues**

The relevant policies of the Local Development Plan, against which this proposal should be considered, are Core Policy H (Rural Economy), Core Policy D (Climate Change) and Development Policy 3 (Design).

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 proposal meets the aims and policies set out in the Whitby Business Park Area Action Plan and accompanying Design Brief. The details of design, height (similar to adjacent buildings) and proposed landscaping would also seem to be in accordance with the criteria set out in the accompanying Design Brief.

Details have not been submitted in relation to Core Policy D but the applicants agent has confirmed in writing that these can be dealt with by conditions, along with pre-commencement highways conditions.

In view of the above, the proposal is considered to be in accordance with adopted Policies 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.