

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2018/0675/FL

Proposal: creation of a wildlife lake (retrospective)

Location: South Beck House, Scalby

Decision Date: 10 January 2019

Extended to:

Consultations

Parish – No objections

Site Notice Expiry Date – 20 December 2018

Others –

Environment Agency – No comments

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	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>Proposed Pond</td><td>11.11.01</td><td>15 November 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	Proposed Pond	11.11.01	15 November 2018
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Proposed Pond	11.11.01	15 November 2018						
2.	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 additional tree planting to replace the trees that have been damaged and removed 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>						
3.	LNDS03	<p>No trees, shrubs or hedges on the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>						

4.	LNDS00	<p>No later than three months from the date of this permission, a detailed Arboricultural Impact Statement and an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of:</p> <ul style="list-style-type: none"> i) The current condition and likely impacts of the construction works carried out on the retained trees ii) The remedial or mitigation works to be carried out to any trees impacted by the development. (which would include replacement planting for trees which subsequently decline due to the impacts of the development)
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Reason for Condition(s)

1.	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.
2.	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.
3 & 4.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.



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Background

South Beck House is a large detached property located on a small cul-de-sac off Hackness Road. South Beck House is a two storey; brick built property with a combination of stormproof and traditional sash windows. The property is located within extensive grounds with a large number of trees surrounding the site. There is off-street parking and a garage for two cars and an outdoor swimming pool is located at the rear. Planning permission has recently been granted for the alteration and construction of a single and two storey extension (Ref: NYM/2018/0405/FL).

This planning application seeks retrospective planning permission for the creation of a large wildlife lake.

Main Issues

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

The lake is very large in scale, but is located to the south of the property and is not visible from the private access road. Tree planting is proposed which will further screen the area. The Authority's ecologist has been consulted on this application and has requested a condition to be applied preventing the lake from being stocked with non-native fish species. Furthermore, as a large amount of trees have been removed to facilitate with the creation of the lake, the Authority's tree officer has stipulated that tree planting is carried out to replace the trees that have been removed and damaged as a consequence of this development.

The Parish Council have been consulted on this application and have raised no objections. Furthermore, the Environmental Agency was consulted on this application in order to ascertain whether the pond would impact on drainage and flooding in the area, but no objections were made.

In light of this, the creation of the lake is considered to be in accordance with adopted policies and approval is recommended.

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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.