

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0300/FL

Proposal: variation of condition 1 of planning approval NYM/2012/0706/FL to allow the permanent siting of 20 metre lattice mast and associated equipment

**Location: Television Relay Transmitting Station,
Land Adjacent To Toft House Farm, Main Road, Aislaby**

Decision Date: 23 June 2017

Consultations

Parish – Unable to comment in time.

Highways - The local highway authority notes that the current 20 metre high mast has been in situ since around 1999 and we are not aware of any highway matters being raised due to its presence. The vehicular access is gained via a bridleway which is at an acute angle to Aislaby Lane. This means that most vehicles will need to enter and leave the site by travelling from the west through Aislaby village. Whilst this is not an issue for the maintenance vehicles associated with the mast, a replacement for the mast is likely to involve larger vehicles which I would like to comment on separately.

On the understanding that a replacement for the mast would require a new planning application, there are no local highway authority objections to the proposed development.

Environmental Health Officer -

Site Notice Expiry Date – 14 June 2017

Director of Planning's Recommendation

Approval subject to the following conditions:

- 1 The lattice mast and all antennae and microwave dishes shall be maintained a dark grey colour (BS18 B25 or similar).
- 2 All equipment cabins and associated apparatus shall be maintained a dark green colour (BS12 B 25 or similar).
- 3 The existing hedge surrounding the development shall be maintained to ensure it provides an appropriate landscape setting for the equipment surrounding the base of the mast.
4. When the use of the mast ceases, the mast and associated equipment shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place within 2 years unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:

22 June 2017.

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Reason(s) for Condition(s)

1. 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.
2. 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.
3. 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.
4. In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park.

Background

This application is for a variation to condition 1 of planning approval NYM/2012/0706/FL granted for 10 years in 2012. This application seeks approval for a permanent permission for the siting of the 20m Lattice Mast and Associated equipment.

The original 10 year time limited approval was granted in 2003.

Main Issues

The main issues are whether the development has an adverse impact on the special qualities of the National Park or the setting of the Aislaby conservation area and whether the amenity of the occupiers of any neighbouring properties are adversely impacted.

The most pertinent LDF policy is Development Policy 25 which relates to the provision of infrastructure for telecommunications and information technology. Proposals will be supported where they are of a scale and design appropriate for the National Park and helps meet the needs of local communities. New masts and equipment (and any associated development) will be permitted where: there are no suitable alternatives; there is no unacceptable adverse visual impact on the character of the area; the siting is the least environmentally intrusive option; the proposal is part of a coordinated, long-term strategy and provision is made for the removal of equipment when it is redundant.

The site is clearly visible from short distance views from the adjacent public bridleway but is not prominent from most medium or long distance views as a result of mature tree screening to the north and west of the site. The site is hidden from view when approaching Aislaby from the Whitby direction by the local landform.

Signature:



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The main views of the site are from the A169 from above Sleights and from the vicinity of Ugglebarnby. Views from these locations are seen against a backdrop of mature trees. Due to the form of the mast and the backdrop screening the landscape impact of the development is minimal.


The tree screen is within the Aislaby Conservation Area and as such is protected. There is a reasonable expectation that this screen will be maintained for a significant while yet.

The proposal to make the existing temporary approval permanent will not result in any detrimental impact on the character or appearance of the Aislaby Conservation Area or the special qualities of the National Park. The development has no detrimental impact on the residential amenity of the occupiers of any neighbouring property.

The proposed on-going location of a 20 metre mast in this location will enable local communications to be maintained and improved, whilst having no detrimental impact on the special qualities of the National Park or the setting of the neighbouring Conservation Area. The development is in accordance with Development Policy 25 of the NYM Park Local Development Framework.

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 improve the economic, social and environmental conditions of the area.

Signature: 	Date: 22 June 2017
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