

North York Moors National Park Authority

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

Application No. NYM/2017/0422/CU

Proposal: Change of use for use of Care Home (Class 2) to 50 bedroom workers accommodation for Sirius Minerals PLC employees for temporary period of 5 years

Location: Hawkesgarth Lodge, Station Road, Hawsker

Decision Date: 01 September 2017

Consultations

Parish – Supports the application as it makes full use of the building and provides jobs for local people.

Highways – Recommends conditional approval.

Environmental Health Officer – No comments.

Fire Officer – No comments.

Site Notice Expiry Date – 2 August 2017

Others – Hawsker-cum-Stainsacre CE VC Primary School – Object for the following reasons:

- The increase in traffic will be a significant safety hazard to pupils, staff and parents particularly at the beginning and end of the school day. The access road is very narrow and already clogged with traffic at these times;
- Many children walk or cycle to school and additional traffic will be a safety hazard as there are limited pavements;
- Increased noise and dust pollution and classrooms facing the road would not be able to open the windows adversely affecting the health and well-being of the staff and pupils;
- The level of parking proposed will be insufficient to support hotel staff and guests which will lead to increased on-street parking around the school leading to further concerns for the safety of staff and pupils;
- The application for an alcohol licence implies that meals will be served throughout the day causing extra traffic to the site during the school day;
- The operation of a hotel in such close proximity to a primary school will have an unacceptable impact on the safety and well-being of staff and pupils.

Signature:



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Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME00	The permission hereby granted is valid only for five years from the date of this permission and the use shall be discontinued and the site restored to its former condition before this consent expires.															
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Location Plan</td> <td></td> <td>29 Jun 2017</td> </tr> <tr> <td>Proposed Block Plan</td> <td>D11245-03 Rev.A</td> <td>28 Aug 2017</td> </tr> <tr> <td>Email from Andrew Fiddler</td> <td></td> <td>14 Sept 2017</td> </tr> <tr> <td>Traffic Management Plan</td> <td></td> <td>18 Sep 2017</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	Site Location Plan		29 Jun 2017	Proposed Block Plan	D11245-03 Rev.A	28 Aug 2017	Email from Andrew Fiddler		14 Sept 2017	Traffic Management Plan		18 Sep 2017
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3.	RSU000	The accommodation hereby approved shall not be occupied other than by employees of and contractors working for Sirius Minerals Plc and shall not used for residential purposes other than temporary workers accommodation. Any use of the accommodation by members of the public will require a further grant of planning permission from the Local Planning Authority.															
4.	HWAY10	There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres to the south and 24 metres to the north, measured along both channel lines of the major road, Hawsker Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.															
5.	HWAY10	There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 19 metres to the west and 14 metres to the east, measured along both channel lines of the major road Summerfield Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.															
6.	HWAYS00	The accommodation hereby approved shall not be occupied until the related parking facilities have been constructed in accordance with the approved drawing D11245-03 Rev.A. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.															

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7.	HWAYS00	Prior to the first occupation of the accommodation hereby approved, the terms and conditions of the Travel Management Plan received on 18 September 2017 shall be implemented and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan unless agreed otherwise in writing with the local planning authority in consultation with the local highway authority.
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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.
3.	RSNRSUO00	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for temporary workers accommodation has been permitted to provide facilities for employees of Sirius Minerals PLC.
4. & 5.	RSNHWAY10	In accordance with NYM Development Policy 23 and in the interests of road safety.
6.	RSNHWAYS16	In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of highway safety and the general amenity of the development.
7.	RSNHWAYS00	In accordance with NYM Development Policy 23 and to establish measures to encourage more sustainable non-car modes of transport vehicles in the interests of highway safety.

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Background

Hawkesgarth Lodge, a former care home, is located to the north of Hawsker, in a small sporadic cluster of development that includes the village school to the east, church to the north and fields to the immediate south and west. The site is not located within a conservation area.

The property was originally a vicarage, until in 1979, following a period of lying vacant, planning permission was granted for its change the use to a seven bedroom hotel and restaurant. Then in 1983 planning permission was approved for the change of use of the property to form a rest home for the elderly. The property has since been substantially extended with the original development centred on the original vicarage fronting onto Summerfield Lane to the north, and the more recent single storey extensions being largely to the south and prominent from Hawsker Lane. The property is constructed of stone under a slate roof.

Planning permission is sought for the change of use of the property to provide temporary workers accommodation for Sirius Minerals PLC employees for a temporary period of five years. The application was originally submitted as a change of use to a 50 bedroom hotel but was subsequently amended following concerns expressed with regard to traffic generation and the availability of on-site parking.

In support of the application and in response to the concerns of the Board of Governors of Hawsker-cum-Stainsacre CE VC Primary School the applicant has responded that:

- The hotel will be used exclusively by Sirius Minerals;
- Shifts patterns will be 7am-7pm and 7pm-7am, and employees will be transport to and from the site by coach at times that will not conflict with the school day;
- The hotel will not be open to the public during the day;
- In comparison to the previous use as a care home the amount of traffic during the day will be significantly reduced;
- Staffing will be less than for the care home and as staff will be on duty from early morning until the evening, travel to and from the hotel will not conflict with the school day and will be significantly reduced;
- All deliveries will be directed to the southern entrance which is before the school gates.

The application is accompanied by a Traffic Management Plan.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document against which this application should be assessed are Core Policy H (Rural Economy), Core Policy I (Community Facilities), Development Policy 10 (New Employment and Training Development) and Development Policy 14 (Tourism and Recreation).

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Core Policy H supports the development of tourism development whilst Core Policy I seek to resist the loss of community facilities unless it can be demonstrated that it is no longer suitable or viable for a community use.

Development Policy 10 supports the re-use of an existing building for employment use where the building is of sound construction and does not require significant alteration or extension to accommodate the proposed use; there is sufficient land for the functional needs of the proposed use, including parking; the building does not have an adverse impact on the character of the area; and there are adequate access arrangements.

Development Policy 14 supports new tourism development where it will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park; can be satisfactorily accessed from the road network; will not generate an increased level of activity, including noise which would detract from the quality of life of local residents; and it will make use of an existing building.

Whilst Hawkesgarth Lodge did provide a facility in the form of a residential care home to serve the local community, it is not considered that it was a community facility protected by Core Policy I, and instead was much more of a business that provided employment benefits to the local population supported by Development Policy 10. Therefore the current proposal is simply for another employment generating use in the form of a hotel/temporary workers accommodation.

The proposal makes good effective use of an existing redundant building with no external alterations or extensions required to facilitate the new use. There is land around the building to provide parking and the site is easily accessed from the A171 as required by Development Policies 10 and 14.

With regard to the impact on nearby residents, there are very few residential properties in the immediate locality to be affected by the proposal. It is not considered that the proposed use would generate significant levels of activity about the site, or increased noise levels which would detract from the quality of life of those residents. Furthermore whilst there is no detailed information on the likely traffic generated by the proposed use, is considered that this will not be significantly different from that generated by the previous care home use. In fact the applicant's travel plan indicates that workers will travel to and from the accommodation by coach early morning and early evening which suggest reduced vehicle movements. As such it is not considered that the proposal would have an adverse impact on the quality of life of local residents or visitors to the Park in accordance with development Policies 10 and 14.

With regard to the concerns raised by the Board of Governors of Hawsker-cum-Stainsacre CE VC Primary School, it is considered that the majority of vehicle movements will be outside the school day, therefore avoiding any conflict. Furthermore the Highway Authority has responded that on the understanding that the accommodation is for workers at the Sirius mine site only, there is no objection to the proposal. They are satisfied that a safe and satisfactory access can be provided from both car parks as vehicles speeds in the area are constrained by the 30mph limit on Hawsker Lane and the sharp bends of Summerfield Lane. With regard to the tandem parking arrangement, the Highway Authority is concerned that this could lead to drivers choosing to park outside the site on Hawsker Lane, and that this

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should be deterred on school days given the proximity of the school opposite, although the Highway Authority note that there are no recorded personal injury accidents on Hawsker lane in the past 5 years. However the proposal is specifically to accommodate some of the workforce at the Sirius mine site, and as such the parking and traffic movements to and from the site can be managed by the applicant as detailed in the Traffic Management Plan.

In view of the above, it is considered that the proposal accords with the requirements of the policies of the Core Strategy and Development Policies Document by making effective use of an existing building which would not have an adverse impact on the quality of life for local residents. 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.

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