

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2011/0140/CU
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Proposal: Change of use of land to form overflow car park

Location: Land adjacent Robin Hoods Bay, Surgery

Applicant: Scarborough Borough Council, fao: Mr John Riby, The Town Hall,
St Nicholas Street, Scarborough, North Yorkshire, YO14 0NB

Date for Decision: 28 April 2011

Grid Ref: NZ 494819 505350

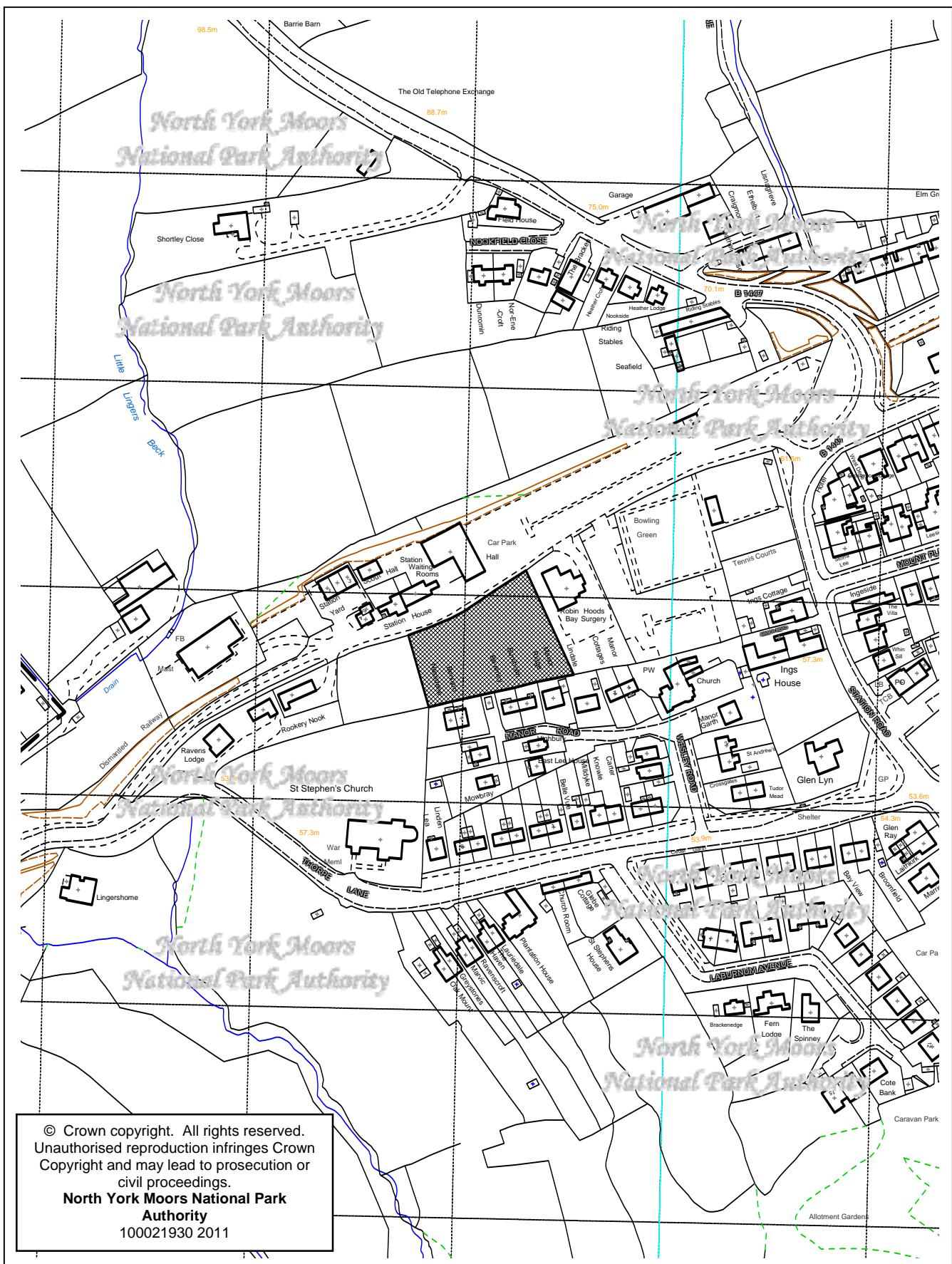
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. GA06 Customer opening hours (9am to 6pm)
4. HC00 No part of the development to which this permission relates shall be brought into use until gates have been erected at the entrance to the site. The details of the gates to be installed shall be submitted to and approved in writing by the Local Planning Authority before they are erected and shall thereafter be so maintained.
5. GA07 External lighting - submit details
6. LS02 Landscaping scheme to be implemented
7. LS01 Landscaping scheme required (buffer planting along the southern boundary)
8. LS00 The car park hereby permitted shall be surfaced with black/green plastic eco block with stone chipping infill and the development shall not be brought in to use until the access has been surfaced in accordance with these details. The access surface shall be maintained in that condition in perpetuity.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 4. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. In order to enable the hours of use specified in condition 3 to be enforced and in the interest of the amenities of adjoining properties.
5. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
- 6 & 7. 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.
8. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.



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Scale: 1:2500



The Government Standard

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Consultations

Parish - Support the application as additional parking spaces are much needed and should increase road safety.

Highways - No objections.

Site Notice - 11 April 2011.

Others - Dr Terry McCormack, The Surgery, Station Road, Robin Hoods Bay - Object change of use on the following grounds:

- The clinical rooms for Robin Hoods Bay Surgery are all on the side of the building which faces the field. Therefore the access road and the parking bays will be directly next to the clinical area. All of the five clinical rooms will be subject to loss of privacy and excessive noise. The constant movement of cars, opening and closing of doors, slamming of car boots and frequent car alarms will cause severe disruption to this clinical environment. The loss of privacy will require us to keep the windows covered at all times.
- We were restricted in how we covered the car parking area in the surgery because of the risk of flooding to the houses in Manor Road and because the local drainage system is already at maximum load. Any further surfacing work in that field will add to that problem.
- When we built the surgery we were informed that the field was to be kept for future development into a graveyard and that the land had been purchased by the church for this purpose.
- The Station car park is already very busy and this extra area of parking will add to the traffic flows and potential danger of collisions.

Mrs M Floyd-Norris, Lindale, Manor Road, Robin Hoods Bay - Strongly oppose this application as will be detrimental to the surgery and all those whose gardens back onto this land. Concerned at how close to my garden this will be as already have problems of noise and disturbance from the surgery grounds. The Doctors told me that that was private grounds but for the last eight or nine years visitors have paid to park in that car park. I am also nervous when there is overnight parking in camper vans. In my opinion, "full" signs should be put up in the village when it becomes overcrowded, not build more car parks. Especially as visitors don't help the ordinary residents, only the businesses.

Mr Duncalf, Manor Ridge, Manor Road - Strongly oppose the application as my property as well as several others backs directly onto the field. The proposal would result in a lot more noise and litter and would like to know how it could only be used between the hours proposed. Also concerned about the drainage as this can already be a problem in heavy rain. The noise from the existing car park can already be a nuisance. The lack of parking could have been addressed at the time of the latest sea wall development as that land could have been used. The land to the north of the Station Road car park would be more suitable.

Dr R Hazledine, Chairperson, Whitby Group Practice - Concerned that the GP and Dental Consulting rooms would be directly overlooked which would lead to loss of privacy and compromise confidentiality. Also concerned that it would be disruptive to patient consultations as a result of noise from cars. We would have no option but to keep blinds and windows closed and this would create an uncomfortable environment. The clinical rooms were sited on this side of the building as we understood that this field was to become an extension to the graveyard.

Also have concerns regarding the risk of flooding.

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Mrs Joan Newton, Rookery Nook, Station Road - Object to the application as live next to the church field, and Station Road so would be surrounded by cars. Drainage needs to be carefully looked at if the surface is to be hardstanding as drainage here is an issue as water runs from the side of the banks of the main car park. Secondly, could this car park be gated and only used at certain busy times of the year such as bank holidays and busy holiday times.

B M Eatough, East Lee House, Manor Road - Object to the proposal as the meadow abuts the private road where I live. Also, the proposal would jeopardise patient confidentiality in the adjacent Doctors Surgery, with cars and passengers passing. At peak times traffic causes chaos in the village and this will aggravate the situation.

Background

This application relates to an existing field that is located on the opposite side of the road to part of the existing Scarborough Borough Council Station car park in Robin Hoods Bay, and the village hall and Station Waiting Rooms holiday cottages. The field is bounded to the east by the Doctors Surgery, to the West by part of the graveyard of St Stephens Church and to the south by six residential properties located on Manor Road (accessed off Thorpe Lane).

The field slopes down towards the southern boundary and measures approximately 60 metres long by between 50 metres and 33 metres deep. It is currently grassed with four memorial Oak trees located towards the eastern end.

Planning permission is sought by Scarborough Borough Council to change the use of this land to an overflow car park to serve visitors and residents to the village.

It is proposed to surface the car park with grasscrete to enable it to retain a soft landscape appearance and also for drainage purposes. It is also proposed to keep a 10 metre buffer along the southern edge of the boundary with the adjacent residential properties. This buffer will be planted with trees. Negotiations are ongoing in respect of seeking a similar buffer between the car park and the Doctors Surgery, Members will be updated at the Meeting.

Two Hawthorn trees would need to be removed to provide vehicular access to the proposed car park, but the existing roadside hedging and other Hawthorns and the existing memorial trees will be retained. The car park will not be marked out with spaces, no lighting is proposed and one solar powdered pay and display machine will be provided.

The applicants have advised that the additional car parking spaces are required to help alleviate the impact of a range of on-street restrictions which the County Council are imposing to improve the quality of life for existing bay residents.

Main Issues

The main issues are considered to be the effect of the proposal on the amenities of the occupiers of adjacent residential properties and whether the proposed extension to the car park would harm the character of the area or cause unacceptable levels of vehicular movements and traffic.

Policy Context

Core Policy A of the NYM Local Development Framework seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

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Policy Context (continued)

Development Policy 24 of the NYM Local Development Framework permits infrastructure that is required to facilitate transport related schemes or initiatives where in the case of public car parks they form an integral part of a co-ordinated approach to traffic management; help to solve existing identified parking problems, and will benefit the needs of both communities and visitors to the National Park.

Impact on Amenities of Neighbouring Properties

The proposed car park is an overflow car park and in reality is unlikely to be used for a large part of the year. However, it is considered that the proposed planting buffer on the southern boundary would protect the amenities of the adjacent residential properties.

In terms of loss of privacy to the treatment rooms at the Doctors Surgery, it is considered that as the surgery building is approximately 5 metres from the boundary whilst a Hawthorn hedge is proposed along this boundary, there is ample scope to improve the landscape buffer to mitigate the impact such that there would be no unacceptable loss of privacy here. The treatment rooms do not constitute habitable accommodation where privacy is a particular issue, however, Officers understand it could impinge on the ability to deliver medical service and given the ample space for an additional landscape buffer zone, negotiations are ongoing.

Impact on Traffic Management

Currently at peak periods, both the car parks in Robin Hoods Bay are full which leads to significant amounts of on-street parking, both in authorised and unauthorised locations. The County Council are proposing to impose further on-street parking restrictions which will exacerbate the problem in terms of visitors being unable to find anywhere to park. It is considered that the proposed car park would alleviate these problems and hopefully reduce the amount of illegal parking and consequently traffic congestion that results at the top of the village.

Reason for Approval

Having regard to the wider traffic management benefits associated with the application, this extension to an existing car park is not considered to have a significant detrimental impact upon the character of the area or, due to the associated landscaping proposed, have a detrimental impact on the amenities enjoyed by the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with Core Policy A and Development Policies 24 of the NYM Local Development Framework.