

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hinderwell	App Num. NYM/2011/0255/FL
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Proposal: Installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms

Location: Trig Point 49, 80 Staithes Lane, Staithes

Applicant: Mr Geoff Walker, 80 Staithes Lane, Staithes, Saltburn by the Sea, TS13 5AD

Date for Decision: 12 July 2011

Grid Ref: NZ 478152 518583

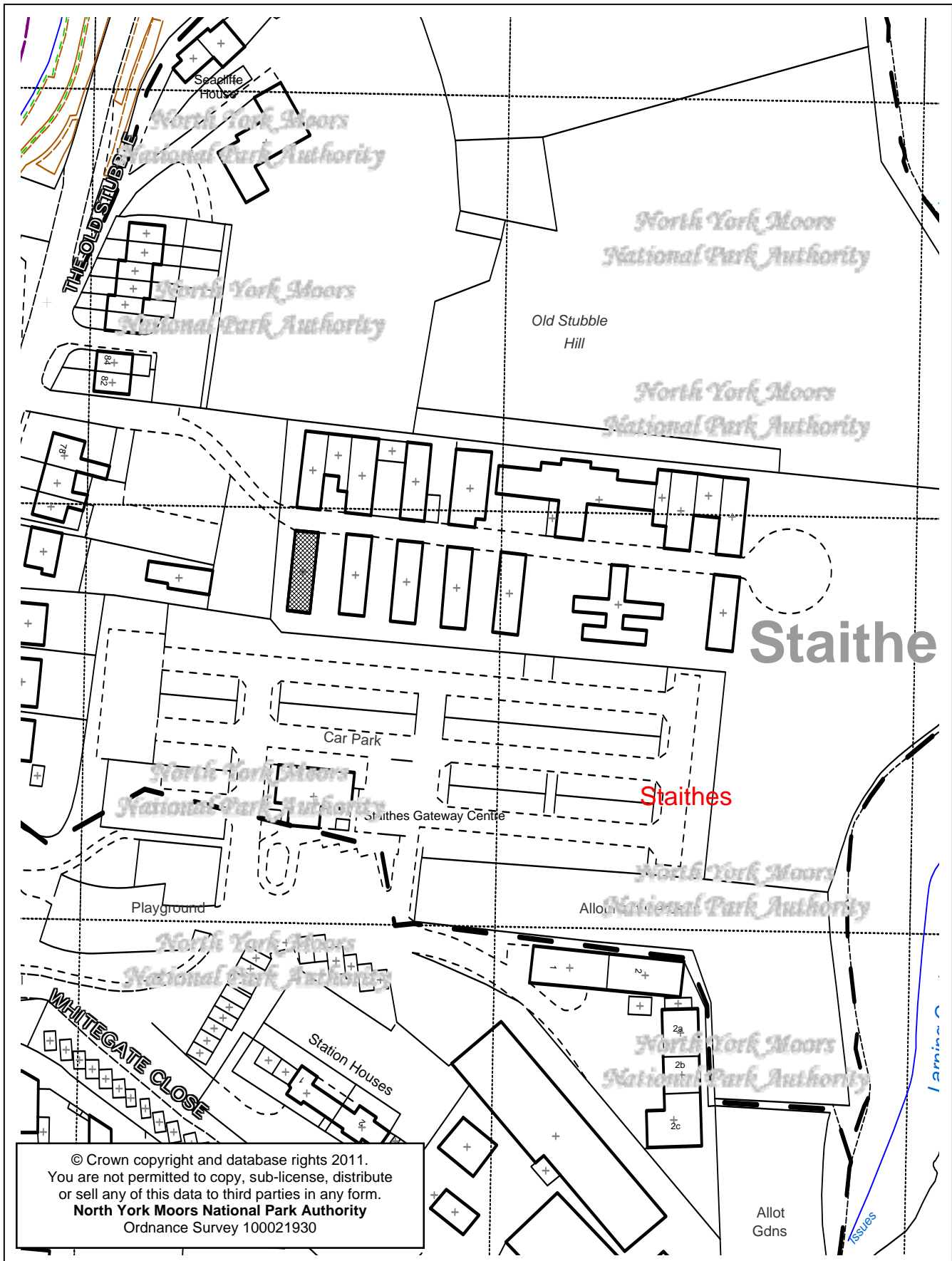
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. RU00 The Bed and Breakfast letting rooms hereby permitted shall form and remain part of the curtilage of the leisure business known as Trig Point 49 as a single planning unit and shall not be sold off separately from the main business without a further grant of planning permission from the Local Planning Authority.
4. GA32 Obscure glazing - fixed light
5. DR03 Foul drainage disposal details

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.



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Scale: 1:1250 



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Consultations**Parish -****District Building Control -****Yorkshire Water -** No comments required.**Site Notice Expiry Date -** 18 June 2011.

Others - Mr James Pink, 78 Staithes Lane, Staithes - Originally the hut had a door at each gable end. Now there are five doors all facing north and looking down onto my property as well as directly into my bedroom window as the hut is in an elevated position. The raised decking will have an intimidating effect five times greater than at present with occupants elevated above the fence and overlooking.

The drainage is totally inadequate as I have pointed out on numerous occasions in the past. The drain from the camp was only designed to service a toilet block and shower block yet Mr Walker keeps developing, adding toilets, showers, washing machines and other appliances to all these buildings. This will mean another five toilets and showers yet again adding to the system, a system that my property shares before going into the main sewer.

My concern is if this does block up it will come up through this route and leach onto my land and down onto Staithes Lane which already suffers with too much sewerage for the size of the main drainage system.

Due to the location of this development and the existing parking problems I already have with holiday makers from Trig Point, this new influx of holiday makers will assume my business 'Glen Vale Private Car Park' is part of his complex. Bearing in mind these are Bed and Breakfasts only six feet from my boundary and private parking areas I will have this problem on a regular basis.

Cottages and Bed and Breakfasts are already struggling due to the economic downturn, adding five more Bed and Breakfast facilities as a cheaper alternative will create even more problems to the local economy.

Chris & Lynn Percy, 76 Staithes Lane, Staithes - The creation of five letting units where previously only one stood will put significant extra pressure on already overloaded drains.

As the units are already under construction (indeed almost complete) I notice that they are accessed via the side overlooking our property and will probably have a patio area to the front. This will be on a direct line with our back bedroom window and will overlook our through lounge/dining room.

Background

Trig Point 49 comprises a number of single storey timber buildings set in approximately five acres of ground just outside the main built up part of Staithes village. It was originally erected to provide barrack accommodation for army troops stationed at Staithes during the First World War. They have been used since 1985 by the applicant as bunkhouse/hostel-type visitor accommodation for both catered and self-catered groups visiting the area. Prior to 1985 the site was operated in a similar way by the Holiday Fellowship Group.

It is situated on the east side of Staithes Lane, with access taken from Staithes Lane through a private residents car park to the rear of Glenville, a private dwelling. The complex occupies a prominent position in Staithes, particularly when viewed from the public car park at the top of Staithes bank and the Public Rights of Way surrounding the site.

Three of the existing buildings located towards the west end of the site closest to Staithes Lane have been renovated to create self-contained holiday accommodation, capable of being let separately to the remainder of the units on the site. One of the units has also been subdivided to create two smaller self-contained units.

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Background (continued)

Over the last ten years the site owner has tried to find an alternative appropriate, long term and viable future use including residential uses for the site however subsequent applications have been either turned down or withdrawn. These include the refusal of outline permission for erection of 36 eco-efficient timber framed dwellings in January 2007 and the withdrawal of a certificate of lawfulness for 70 pitch caravan and camping site. There is currently on on-going application for a certificate of lawfulness for use of timber holiday chalet as site manager's accommodation in excess of ten years.

This application seeks full planning consent (part retrospective) for the installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms within one of the timber huts. The hut in question is located at the western end of the site close to the site entrance.

The building is to be divided up from a one bed chalet to five bedrooms each with a shower room/wc. The means of access is via the west elevation where there are existing openings which are to be revised and will serve as the main entrances to the letting rooms. It is proposed that each room will have disabled access and this would appear to be via a disabled access ramp.

At the time of the Officer's visit to the site it was noted that the works have already been partly implemented.

Main Issues**Policy**

There are no particular policies within the NYM Local Development Framework that directly relate to operational development to existing tourist facilities particularly where the nature of the accommodation remains within the same remit i.e. hostel type accommodation to Bed and Breakfast accommodation although Development Policy 14 does provide some guidance.

Development Policy 14 of the NYM Local Development Framework states that the quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where opportunities are provided to increase the visitor's awareness, understanding and enjoyment of the National Park in a manner which does not undermine its special qualities; where the development can be satisfactorily accessed from the road network or by other sustainable modes of transport and where the proposal would not generate an increased level of activity.

Development Policy 3 of the NYM Local Development Framework is also relevant as it affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Neighbour Issues

With regard to the neighbouring residential properties, in view of the distances involved (approximately 45 metres), any newly created openings are not considered to have an adverse impact on the amenity enjoyed by the residents of those properties. In terms of over-looking a condition is recommended which requires the top section of the windows and the glazing to the doors to be obscure glazed.

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Neighbour Issues (continued)

With respect the foul drainage the applicant confirms that the foul sewage is to be disposed of via the mains sewer and the Authority consider this to be a matter for building control if the existing pipes sizes within the system is not adequately fit for purpose.

Planning Balance

The renovation works that have been undertaken, including the installation of uPVC windows and doors and replacement external boarding have enhanced the appearance of the units, which owing to their age had become in need of repair. The structural operational development to simply alter the accommodation to Bed and Breakfast accommodation is unlikely to increase the levels of activity within the complex or the traffic levels attracted to the site to such an extent so as to have an adverse impact on the character of the locality.

The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity should not adversely affect the special qualities of the National Park.

Reason for Approval

The installation of replacement uPVC windows and doors to create five Bed and Breakfast letting rooms is considered to be acceptable in this location under Development Policy 14 of the NYM Local Development Framework, as it improves the facilities of an existing tourism business without having a detrimental impact on the surrounding landscape.