

# EDWARDSON

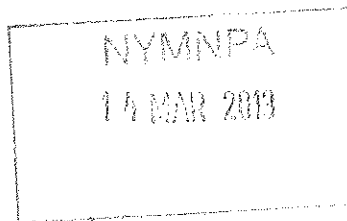
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# ASSOCIATES

*Planning & Diversification Consultants*

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 Team Leader  
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 YO62 5BP

12 March 2013



Dear Mrs Saunders,

**Proposal: Erection of a Boiler / log store, with new screening, at The Flask Inn Holiday Home Park, Fylingdales, Whitby, YO22 4QH. (Retrospective scheme)**

Many thanks for discussing this matter with Roy Edwardson of this office prior to preparation and submission of this application. Please now find attached the application documents.

This letter comprises the required Planning and Design and Access Statement in connection with the application to forward to consultees as you consider appropriate please.

## **Background**

The Flask Inn public house has endeavoured to review its overall energy efficiency arrangements and operate in the most sustainable way possible. As part of its Green strategy the construction of a boiler / log store has occurred, to offer an efficient generator of energy for the business.

Unfortunately the applicant did not realise that this constituted development requiring planning consent.

This application proposes retention of an undercover boiler and log store and external insulated chimney (retrospective consent) which is situated adjacent to and North of the Public House at the edge of its car park. The operation of this boiler / log store is considered essential to the future of the business here.

The applicant has made a major investment and installed a massively efficient log burner (so efficient there is hardly any ash output,) which meets all the heating

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*Paddock House*

*10 Middle Street South*

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requirements of the whole of the business premises and thus attracts government support via a renewable energy/carbon footprint reduction scheme.

The public house, commercial kitchens and staff and visitor accommodation are all now heated from this single source. The fuel is seasoned hardwood logs.

The EHO did in fact liaise with the applicant, (as a consequence of various complainants/comments) and requested all relevant technical data on the boiler, its output, burning efficiency and smoke management arrangements, and we are advised in conclusion, pronounced himself satisfied.

The owners of The Flask Inn have made a commercial decision to invest in a very significant matter in this upgrade to heating systems within the premises. They are confident that the new system will continue to meet the needs of the business in a sustainable manner for many years to come.

The area of the National Park around The Flask has been a popular visitor destination for many years. The immediate environs provide caravan and tenting facilities, a filling station/shop as well as the café and public house.

The objective is to maintain a very efficient method of providing the business with heating and hot water. Visitors can continue to stop off for a drink or meal or seek to stay in quality accommodation which can be offered to the visitor on cost effective terms. It is also intended to ensure that the character and appearance of the area is not unduly affected and the log store and burner have been sheltered within a modest timber structure.

### **Design Component**

The development has been designed to utilise locally sourced timber which is burned within an existing Boiler and log store in order to provide the business with a competent and sustainable energy supply. The development has been designed as a simple log store. This is subservient to the existing pub building and maintains the sense of a building group which has developed organically over the years. This design approach ensures that the low key, simple appearance and character of structure is lost in the context of the pub, petrol station, cafeteria and a busy car park.

Importantly, and on advice from Team Leader, Hilary Saunders, the proposals now incorporate a reasonable degree of hedge planting along the back edge of the car park – see drawing 101, which essentially softens the design and minimises impact. In terms of colour, the applicant fully supports the concept of allowing the timber to weather down naturally, rather than staining it.

The development is of appropriate proportions and in keeping with the setting of the wider area. The existing public house building is a much more prominent feature within the building group along with other structures.

## Appraisal of Context

This proposal relates to the indirect enhancement of facilities centred on meeting the needs of visitors coming to this part of the National Park, both holiday makers and local people who use the public house. The improvements are vital for the sustainable future of the whole of the public house operation, which includes new letting accommodation, as a viable enterprise.

The large, capital investment made will result in substantially lower running costs which will lead to improved competitiveness and overall efficiency.

National planning guidance (the NPPF) and the Good Practice Guide is generally supportive of appropriate rural diversification proposals such as this. Several of the policies within Local Development Framework (LDF) Local Plan are considered relevant to this proposal, both those of a general nature and specific policies relating to tourism facilities. This proposal is considered to accord with the general thrust of the LDF and specific policies as outlined below.

Core Policy A seeks to further National Park purposes/duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. This provides for development in locations that is of a scale which will support the character and function of individual settlements. This proposal should not impact adversely on local settlements but provides a focal point for visitors and for local people out walking etc and so encourages sustainable enjoyment of the National Park.

Core Policy B sets out the spatial strategy for the Park and regards the site as being within "Open Countryside" although it is of note that old Development Plan policies previously regarded the group of properties around The Flask as having settlement status. It is envisaged that the sustainability of local communities will be improved through enhanced employment opportunities on the site, and the log store / boiler will contribute to the performance of the business. The development will support an important existing economic use meeting the needs of locals and tourism where there is an essential need to be located within the countryside.

Core Policy G endeavours to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced. This scheme is generally unobtrusive in the wider landscape and will not detract from its cultural heritage.

Core Policy H seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training. The accommodation will help strengthen and support the local community links and the applicants are key local employers.

The LDF also includes more detailed Development Policies. In particular, Development Policy 3 (DP 3) is concerned with design issues and DP14 with tourism/recreation.

DP 3 seeks to maintain or enhance the National Park's distinctive character through design. The impact of the existing boiler / log store on the site is minimal as the finishes are of natural materials. This has endeavoured to take on board the principles established by way of the existing building and previously approved extensions to buildings in this group. The development will be pretty much unseen from most public vantage points and the main road. The existing stainless steel chimney will be painted matt black more in the form of a simple stovepipe and this will further minimise impact.

DP 14 is concerned with tourism and recreation and is particularly supportive of proposals that will improve the quality of the tourism/recreation product and indicates that the expansion or diversification of an existing tourism business will be supported when schemes meet several criteria. In this case the special qualities of the Park are enhanced and conserved and are not undermined by the log burner / log store initiative; access to the site remains as existing being straight onto the key road network with access also achievable by other sustainable modes of transport including cycling and walking; activity levels associated with the development are unlikely to change significantly from historic levels which are considered to be acceptable in the context of this group of commercial enterprises.

The way the various public facilities in this locality function as a focal point for visitors both generally walking in this area or staying on the adjacent caravan parks helps make them mutually supportive with significant benefits to the local economy whilst providing an important service to visitors and local people alike.

The key professional input to this proposal has been in relation to toning down the design and appearance of the scheme to ensure that they will not detract from the overall appearance of the area. In evaluating the scheme, it was considered important to ensure that any potential increase in the use of the site was acceptable within the current policy framework and accords with national policy advice within the NPPF, the Local Plan and the Good Practice Guide on Planning for Tourism.

The position of the site in relation to neighbours is such that local communities have not been involved and the application is retrospective. The scheme should not give rise to any general disturbance or other unacceptable impacts on third parties and the EHO confirmed.

### **The Access Component**

There is no change to established access systems as a consequence of this proposal.

### **Conclusion**

The principle of retaining the existing log store and burner complies with sustainability policies outlined in the LDF. The scheme has been designed to improve the standard of facilities to better meet the needs of both locals and visitors coming to or passing by the site. The proposal is considered to accord with general national policy and guidance as well as helping achieve National Park purposes.

NYM / 2013 / 0 8 5 4 / 8 6

It is hoped that officers will be recommending this application for approval but should you require any additional information, please do not hesitate to contact either Roy Edwardson of this office or myself who will be pleased to help.

Yours sincerely

**Melanie Edwardson MRICS; BSc (Hons) Land Man; MSc (Urb.Plng & Dev)**

NYM/PA  
14 MAR 2013