

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Eskdaleside-Cum-Ugglebarnby	Application No. NYM/2018/0108/FL
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Proposal: construction of single storey store extension

**Location: Sleights Sportsfield
Lowdale Lane
Sleights**

Decision Date: 04 June 2018

Consultations

Parish – No comments

Highways – No objections

Site Notice Expiry Date – 15th May 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing Location Plan and Block Plan</td><td>D11306-01</td><td>23/02/2018</td></tr><tr><td>Proposed Plan and Elevations</td><td>D11306-06</td><td>20/02/2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Existing Location Plan and Block Plan	D11306-01	23/02/2018	Proposed Plan and Elevations	D11306-06	20/02/2018
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Existing Location Plan and Block Plan	D11306-01	23/02/2018									
Proposed Plan and Elevations	D11306-06	20/02/2018									
3.	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.									
4.	RSUO01	The premises shall not be used other than as a store for plant and equipment used in relation to Sleights Sports Field and shall not be used for any other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within									

Signature:



Date:

31/5/18


		Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
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Informative

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	MATS10	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	RSU001	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.

Signature: 	Date: 31/5/18
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Application Number: NYM/2018/0108/FL

Background

The application relates to Sleights Sports Field located at the bottom of Echo Hill in Sleights, adjacent to the river Esk. The site is used in connection with Sleights Cricket Club.

Planning permission is sought for a store (3 metres by 5 metres) to be located on the north elevation of the existing pavilion. The store will be constructed in brick with a clay pantile roof to match the existing building and will be used to store plant and equipment relating to Sleights Cricket Club.

A basic flood risk assessment has been submitted with the application.

Main Issues

Development Policy 14 seeks to ensure that the expansion of existing tourism and recreation facilities will be supported where they will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The proposed extension is of an appropriate scale and has been designed to match the existing store located on the south elevation of the existing pavilion. The store will not impact on the amenity of the occupiers of any neighbouring properties and will be constructed in similar materials to the existing pavilion. This proposal is therefore considered to be in accordance with adopted policies and planning 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.

Signature:



Date:

31/5/18

