

North York Moors National Park Authority

Scarborough Borough Council (South) Newby and Scalby	App Num. NYM/2012/0300/CU
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Proposal: Change of use of land to form 9 hole pitch and putting green for use by residents of Low Hall only (retrospective)

Location: Low Hall, Hackness Road, Scalby

Applicant: National Union of Mineworkers, Yorkshire Area, fao: Mr Chris Kitchen,
2 Miners Offices, Huddersfield Road, Barnsley, South Yorkshire, S70 2LS

Date for Decision: 15 April 2013

Grid Ref: SE 500677 490101

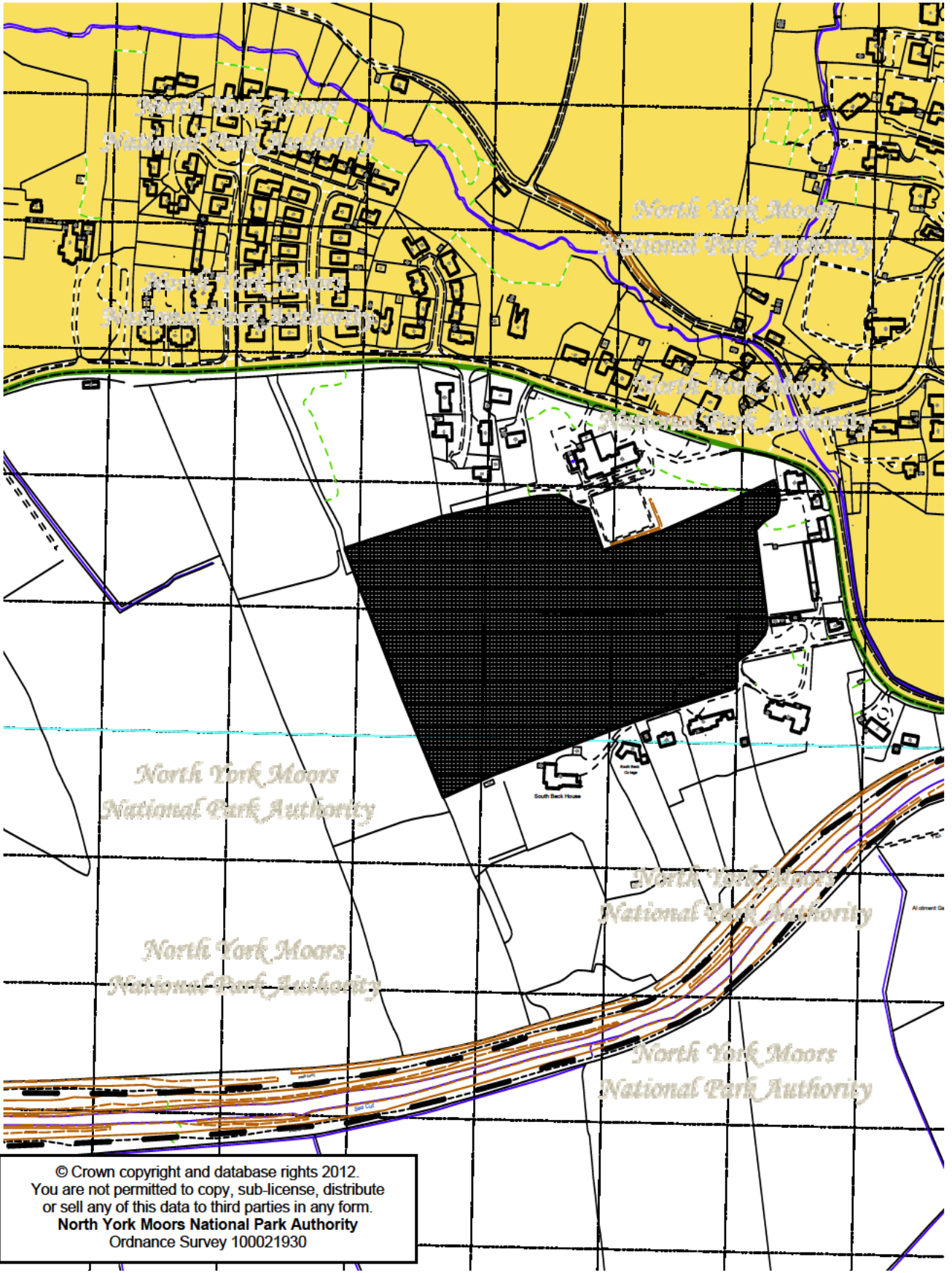
Director of Planning's Recommendation

Approval subject to the following conditions:

1. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
2. RSUO00 There shall be no commercial use of the pitch and putting green hereby permitted and it shall be used only by residents of Low Hall Miners Home and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
3. GACS00 The pitch and putting green hereby permitted shall not be open to residents of the Miners Home between the months of 1st November and 31st March in the succeeding year. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
4. GACS07 External Lighting - Submit Details
5. LNDS01 Landscaping Scheme Required (hedge planting along the southern boundary)


Reasons for Conditions

1. 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.
2. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
- 3 & 4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. 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.



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Scale: 1:4182 



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Consultations

Parish - No objections.

Advertisement Expiry Date - 21 March 2013.

Others - Mr & Mrs Adamson, Dower House, Hackness Road, Scalby - This application relates to a pitch and putt course, not a putting green and occupies the entire field to the south of Low Hall. Historically this was used for grazing and more recently for hay, being cut twice a year. The golf course has more of an impact on its surroundings especially as it lies adjacent to a Conservation Area and will have a significant impact on wildlife and its habitat. Also have concerns regarding health and safety issues such as stray golf balls given the proximity of the fields to the adjacent private road to the south.

Background

Low Hall is a substantial two and a half storey red brick detached property set within extensive grounds located on the edge of the village of Scalby and partly within the Conservation Area. The property is owned by the National Union of Mineworkers and currently operates as a convalescent home and holiday retreat.

This application relates to a field which is within the ownership of the Hall and is mainly outside the Conservation Area.

Planning permission is sought retrospectively for the use of this field as a 9 hole pitch and putting green for use by residents of the Hall only, not for the general public. The field is used between the months of April – October during which time the grass on the greens is cut short and nine flags are placed in the holes.

Main Issues**Policy Context**

Development Policy 4 of the NYM Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area.

Development Policy 14 of the NYM Local Development Framework seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity and where it will make use of existing buildings.

Material Considerations

This application relates to an existing tourism facility within the National Park and seeks permission for use of part of the site to provide additional outdoor facilities to serve the residents of the Hall. There would be little impact on the character of the landscape and the development would not result in any increase in traffic or activity levels to and from the site.

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Conservation Area

The development is located mainly outside the Conservation Area other than a narrow strip along the eastern boundary and is also bounded by it on the north and south. However, the putting green is not visually intrusive in the immediate or wider setting although you can look across the field from the private roads to the south. However, it is not considered that this development has a detrimental impact on the character, appearance or setting of the Conservation Area.

Impact on Neighbouring Properties

The level of use of the pitch and putt course is likely to be low as it is only for use during the summer season by convalescent people staying at the Miners Home. The properties to the south of the application site have an access road and substantial front gardens separating them and it is not considered that they would suffer from undue levels of disturbance or detriment to their residential amenities. It is not considered that the risk of golf balls harming nearby residents warrants refusal, there are numerous Public Rights of Way crossing public and private golf courses and the risks can be managed.

Access and Parking

As the proposed use is for residents of the Hall only, there are no implications with regards to additional parking requirements or increased use of the access.

Recommendation

In view of the above considerations, it is considered that the proposal would be in accordance with Development Policies 4 and 14 and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Reason for Approval

The proposed development would not have a detrimental impact on the setting of the Conservation Area or the amenities of local residents and would provide an additional facility serving an existing tourism attraction. The proposal is therefore in accordance with Development Policies 4 and 14 of the North York Moors Local Development Framework.