

North York Moors National Park Authority

Scarborough Borough Council Parish: Hinderwell	App Num. NYM/2013/0621/FL
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Proposal: Siting of 13 no. log cabins and use of land for the siting of 6 no. camping pods for holiday use, construction of amenity block, alterations and extension to access road, creation of car parking and landscaping works

Location: Trig Point, Staithes Bank, 80 Staithes Lane, Staithes

Applicant: Mr Walker, c/o Agent

Agent: Mr D Todd, The Willows, Main Street, Hutton Buscel, North Yorkshire, YO13 9LN

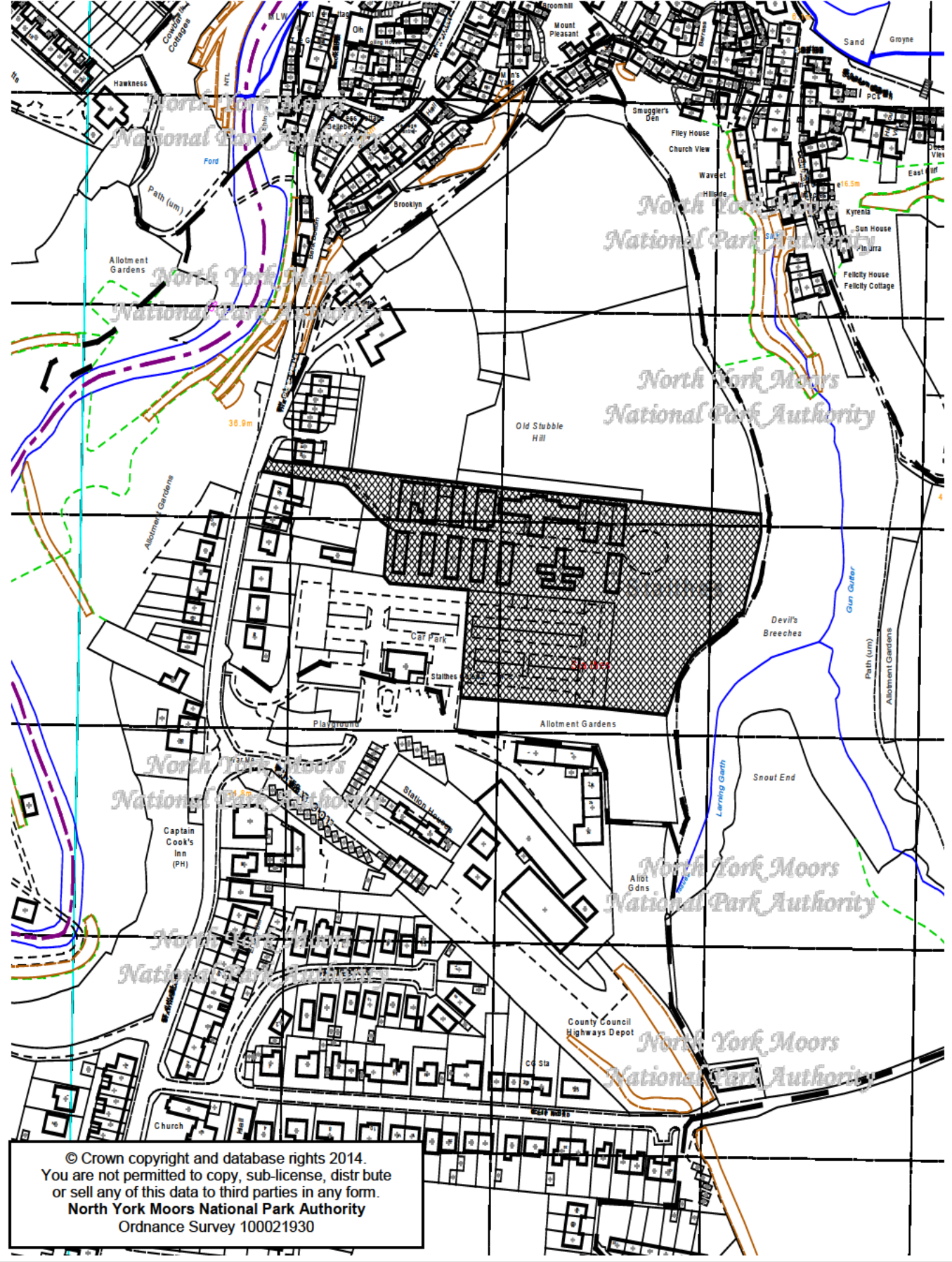
Date for Decision: 10 April 2014

Grid Ref: NZ 478228 518574

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. WPDR01 Withdrawal of all PD Parts 1 & 2 and 40 Classes A to I
4. RSUO00 The chalets hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times, to the Local Planning Authority. The camping pods hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5. GACS07 External Lighting - Submit Details
6. CDLB00 No work shall commence on site to clear or strip out the buildings to which this permission relates until a programme of building recording and analysis in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved scheme of investigation.
7. MATS00 The external timber cladding of the buildings hereby approved shall be stained dark brown or other colour as agreed by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. MATS60 Windows and Doors - Timber
9. DRGE01 Surface Water and Foul Drainage Details
10. LNDS01 Landscaping Scheme Required
11. RSUO14 Holiday Unit Not Sold or Leased Separately - Outside Villages



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Scale: 1:2500



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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 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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
5. 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.
6. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.
- 7 and 8. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9. 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.
10. 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.
11. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.

Consultations

Borough - The Borough Council currently has an agreement with the applicant Mr Walker to lease an area of land adjoining the concerned land as an overflow car park. The plans suggest a new access route across this land. Under the agreement the Council are obliged to maintain the area and would not be happy to continue with this obligation should the access be approved.

Parish - Object to the proposed development due to impact on parking and drainage.

Highways -

Yorkshire Water – No objections subject to conditions.

Environment Agency – No comments.

Environmental Health Officer – No objections.

Forestry Commission -

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Advertisement Expiry Date – 14 February 2014

Background

Trig Point 49 comprises a number of single storey timber buildings set in approximately five acres of ground lying between Bank Top and Staithes village. The development 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.

The site 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. A new access has been installed through the existing perimeter fence into the car park at the top of Staithes Bank. The car park is partially in the ownership of the applicant and rented to Scarborough Borough Council.

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. Planning consent was also granted 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.

Over the last twelve years the site owner has tried to find an alternative appropriate, long term and viable future use for the site including residential uses. 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 a 70 pitch caravan and camping site.

The current application seeks to develop the tourism accommodation offer on the site by adapting and adding to the existing development. The application proposes the erection of 13 log cabins and six camping pods along with the construction of an amenities block.

The proposed development will result in the removal of the existing amenities block, the re-modelling of the central facilities building and the removal of 12 of the existing huts on the site which have not been previously renovated.

The proposed development includes the erection of six of the cabins, the amenity block and the six camping pods on previously undeveloped land to the east of the main site.

Alterations are proposed to the access and internal road ways with a new access into the eastern part of the car park adjacent to the site and the use of the recently opened access to the north side of the car park.

Main Issues

The main issues are considered to be whether the proposed expansion and re-organisation of the site will have any detrimental impact on the character of the Conservation Area or the special qualities of the wider National Park and whether the development will have any detrimental impact on the residential amenity of neighbouring occupiers.

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Policy

Development Policy 2 of the NYM Local Development Framework states that development will only be permitted where it will not lead to an increase in flood risk elsewhere.

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.

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 and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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.

Core Policy D of the NYM Local Development Framework seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions.

Principle of Use

The current business no longer generates sufficient income for the business to continue in its current form and policy is generally supportive of the improvement and diversification of the tourism accommodation offer in this area. The main concern in policy terms is the extension of the site to the east, on an open and prominent area of Open Countryside. The replacement of the existing chalet buildings within the main built up part of the site is wholly supported in policy terms but the extension would normally only be supported where there are significant environmental improvements as a result of the development.

In this case the extension of the site provides three beneficial elements. The main benefit is an economic one to the applicant by way of extending the area of the development and facilitating the installation of six cabins and six camping pods on land to the east of the existing main built up part of the site. The second benefit is in terms of the improvement to the tourism offer in the area through the addition of the camping pods and the modern facilities provided through the installation of the new chalet accommodation. Finally the application is an opportunity to provide the site with an improved landscape setting through the incorporation of a suitable landscaping scheme.

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Impact on the Conservation Area and Historic Assets

The site is bordered by the Conservation Area to the east of the site. The existing field to the east of the main built up area of the existing site provides something of a buffer between the development and the Conservation Area. However, neither the site nor the proposed extension to it imposes on the setting of the Conservation Area in any significant way and it cannot be readily argued that the proposed development will have an adverse impact on the setting of the Conservation Area in this instance.

The existing site has some fairly considerable historic interest as one of the few surviving barrack camps in the area. The remaining un-modernised buildings do retain some of the character of the original barrack buildings although they will have been re-clad and re-roofed. The buildings are not within a Conservation Area and are not listed and as such are not offered anything in the way of protection and indeed could be demolished without consent. In this situation it is considered that the site is worthy of record at this juncture and to this end a condition requiring a detailed photographic survey of the site is recommended if the proposed scheme is approved.

Design and Special Qualities

The existing site is on a rectilinear format and relates poorly to the other development in the vicinity of the application site. The existing buildings on the site are essentially rectangular shed structures with low pitched roofs and are of little architectural merit in themselves. The proposed chalets are not of any particular relevance to the area in terms of design but are generally considered to be a visual improvement to the site. This application is an opportunity to greatly improve the landscape setting of the site by introducing structural planting in and around the site. Due to the scale of the existing built development on the site, the additional development to the east combined with improved landscaping will lead to an overall improvement in the appearance and landscape setting of the development within its village context. The proposed development is considered to be of an acceptable design and is not considered to impact detrimentally on the special qualities of the National Park. Core Policy D details are awaited.

Residential Amenity

The proposed development will add additional level of activity within the site over and above the existing situation. However, the majority of the additional activity will be focussed on the area of existing field to the east of the main built up part of the site, with little change in the level of activity on the remainder of the site. The additional area of development only has an impact on the neighbouring allotment gardens and will have no additional impact on residential amenity. The proposed new accesses into the site will reduce the potential impact on Glenvale where the existing main access runs and as such the development will have no additional impact on the occupiers of Glenvale.

Access

There is an existing access across the neighbouring property known as Glenvale, from Staithes Lane and effectively two new accesses from the existing Bank Top car park. An issue has been highlighted about an agreement between the applicant and Scarborough Borough Council who operate the car park from the adjacent land. This appears to be a legal matter to be resolved between the applicant and Scarborough Council and is not considered prejudicial to the current application. Comments are awaited from the Highway Authority at the time of writing.

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Summary and Planning Balance

In summary the application is for a remodelling and extension to an existing tourism business within the context of the village of Staithes. The principle of tourism development on this site is supported, although the extension to the site does not fit squarely with the policy position. The proposed development will have no detrimental impact on the special qualities of the National Park or residential amenity in the vicinity of the application site. The development is an opportunity to improve the landscape setting of the site and assist in the creation of a long term sustainable future for the business. Whilst the extension to the site does not fit well with the Core Strategy policy position, it is considered that the benefits of the scheme outweigh the potential harm and overall the enhancement of an existing tourism accommodation facility meets specific Management Plan objectives relating to the tourism economy. The provision of camping pods in close proximity to the Cleveland Way is also an object of policy and as such the scheme is recommend for approval.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.