

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Grosmont

Application No: NYM/2016/0119/FL

Proposal: Installation of oil tank

Location: The Hollins Institute, Institute Row, Grosmont

Decision Date: 31 May 2016

## Consultations

Parish – No objection.

Highways -

Site Notice Expiry Date – 17 May 2016.

## Director of Planning's Recommendation

Approval subject to the following condition(s):

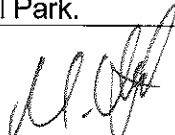
1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN 01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site plan and block plan</td><td>D10886-01 Rev A</td><td>19 February 2016</td></tr><tr><td>E-mail from agent confirming reduction in tank size (1200 litres)</td><td></td><td>10 May 2016</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	Site plan and block plan	D10886-01 Rev A	19 February 2016	E-mail from agent confirming reduction in tank size (1200 litres)		10 May 2016
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### Informative(s)

1.	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 <a href="http://www.groundstability.com">www.groundstability.com</a>
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### Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.

  
23. May. 2016

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**Application Number: NYM/2016/0119/FL**

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**Background**

This application is for installation of oil tank at The Hollins Institute, Institute Row, Grosmont.

The application site is located to the north of and accessed off Front Street in Grosmont village. The property is immediately behind the built-up frontage close to Grosmont station and the Station Tavern.

The property is a former Men's Institute converted to a single dwelling in 1989. In 1993 the Planning Inspectorate allowed conversion of the building without a designated garage but allocated part of the curtilage between the east wall of the house and the road boundary for the parking of vehicles. A parking space at the west side of the property is however in and situ remains in use today.

Permitted development rights were removed at the time consent was granted and therefore the oil tank the subject of this application requires planning permission.

Negotiations have taken place to reduce the size of the tank from 1400 litre capacity to 1200 litres which in turn reduces the overall size of the tank. The tank is approximately 2 metres (max.) in length and 1.5 metres high and 0.89 metres wide.

A short section of Leylandi hedge is to be removed to the property frontage (west) however this did not form part of/or was subject to a planning condition at the time of conversion NYM4/052/0322A/PA.

**Main Issues**

Development Policy 3 of the NYM Core Strategy and Development Plan Documents seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 of the NYM Core Strategy and Development Plan Documents states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers,

The Hollins Institute is a residential conversion which carries little in the way of domestic curtilage. The oil tank is to be situated on the west side of the house to the front of the designated parking space off Institute Row and presumably has been positioned in this location for ease of servicing and filling by a tanker.

The oil tank will serve the dwelling as a domestic provision, like others in the vicinity behind Front Street where the backland area tends to take on more of a domestic emphasis. As such the development will not appear incongruous on the site or in the wider landscape. Tank is of an adequate size to heat a building of this size (165 square metres approx.)

MS

The development is deemed to be in accordance with the criteria set out in Development Policies 3 and 19 of the NYM Core Strategy and Development Plan Documents. In view of the above considerations, 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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area.

A handwritten signature in black ink, appearing to be the initials 'MJ' or similar, located below the explanatory text.

