

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2016/0373/FL

Proposal: change of use of and alterations to garage to form wardens accommodation

**Location: Grouse Hill Caravan Park
Blacksmith Hill
Fylingdales**

Decision Date: 15 July 2016

Consultations

Parish – No objections

Highways -

Yorkshire Water -

Environmental Health Officer – Suggest condition regarding construction hours and no objections on housing grounds.

Site Notice Expiry Date – 23 June 2016

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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSU000	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall only be occupied by employees of the business known as Grouse Hill Touring and Caravan & Camping Site and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
4.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
5.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

N. [Signature]
18th July 2016

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Informatives

MISC INF01 Bats

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

Reason for Conditions

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.	RSUO08	The site is in a location where new residential development would be contrary to NYM Core Policy J but the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site.
4-6	MATS02	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.

Background

Grouse Hill Caravan Park is located to the west of the A171 Scarborough to Whitby Road, to the rear of the Flask Inn. The site is well screened by local topography and cannot be seen from the main road or from wider views.

The site is a family run business and the owners live on site, with planning permission having been granted in 2005 for the construction of a dwelling as manager's accommodation.

However, over recent years the accommodation offer on site has grown and become more varied and the applicants state that there is now a demand for a greater number of people to manage and run the park and consequently additional wardens accommodation is required.

Consequently, this application seeks full planning permission to convert the existing double garage that is located adjacent the managers dwelling into a small two bedroom unit of accommodation.

This proposal is therefore considered to represent an appropriate level of development on the site provided that the proposed conditions are attached to any approval granted.

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

Approval (No Amendments Required)

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.

A handwritten signature in black ink, appearing to be the initials 'MS' or similar, located below the text of the approval section.

The converted garage would provide a 2 bedroom means of staff accommodation with the ground floor comprising a sitting/dining room with kitchenette and bathroom with two bedrooms at first floor. Minimal alterations are proposed to the exterior and comprise replacing the two garage doors with two timber windows, insertion of French doors on the gable end and two modest sized dormer windows in the rear elevation of the roof slope, replacing existing roof lights.

Main Issues

The relevant NYM Local Development Plan policies to consider with this application are Development Policy 3 (Design) and Development Policy 14 (Tourism and Recreation).

Development Policy 3 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 14 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; where it 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 application is considered to be in line with the requirements of Development Policy 14 which looks to support existing tourism businesses where they are located where there are good public transport and rights of way networks and where the development will not generate an increased level of activity or have an adverse impact on the wider landscape.

The proposed dormer windows would not be readily seen from any public vantage point as they face out towards the established woodland and the proposal would not have any adverse impact on the application site or the wider landscape.

Environmental Health have suggested a condition restricting hours of construction, but on the basis that that building is owned by the business who is the only party that would be affected by building works, it is not considered that this is necessary.

It is also proposed to include a condition which restricts the occupation of the converted building to staff only, to avoid it becoming a second unit of family accommodation.