

North York Moors National Park Authority

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

Application No. NYM/2016/0374/FL

Proposal: construction of extension to general purpose site storage shed

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

Decision Date: 29 July 2016

Consultations

Parish – No objections

Environment Agency -

Site Notice Expiry Date – 12 July 2016

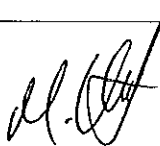
Director of Planning's Recommendation

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.	RSU00	The development hereby approved shall be used for storage incidental to the operation of Grouse Hill Caravan Site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4.	MATS00	The external elevations, roof, doors and windows shall match those of the existing building in terms of materials, finish and colour , unless otherwise agreed in writing with the Local Planning Authority.

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.


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3.	RSUO03	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4.	MATS01	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.

Background

Planning permission was granted in 2009 for the erection of a general purpose caravan site storage building at Grouse Hill Caravan Park.

The building has been constructed and has the appearance of an agricultural building with low block work walls vertical Yorkshire boarding and a dark brown cement fibre roof.

The building is slightly cut into the ground and measures 22 metres by 9 metres and to the ridge is 5 metres high.

This application seeks permission to extend this building with an extension to the rear (between the building and the dense tree belt).

The building would measure 9.1m deep x 22.9m long with a height to the eaves and ridge to match that of the existing building and materials to match also. The resultant building would have a dual ridge.

In support of the application, the applicant's agent states that additional storage space is required due to the growth of the site and there are no other buildings suited to keeping large pieces of machinery and equipment which are required for day to day running and maintenance of the site.

Main Issues

The relevant policy of the NYM Local Development Plan are Development Policy 16 and Development Policy 3.

DP16 covers the expansion of existing sites. The policy states that sites should be located in existing woodland, where they are linked to an existing business, are close to the road network are of a scale and design appropriate for the location, and should be designed to minimise the permanency so that buildings can be removed when no longer required.

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 and design are compatible with surrounding buildings; that the standards of design are high; 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.

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The additional storage space is required to house machinery associated with the caravan site.

The building would not be visually prominent as it would be sited at the rear of the existing building and would be screened from wider views by the well-established tree screen.

The proposal is considered to accord with Policy Development Policy 16 as it relates to a well-established caravan/log cabin/camping pod site. The special qualities of this part of the National Park will be unaffected by the proposal and the location provides the best screened position for the building on the site. Access is unchanged and activity levels on the site will not be altered. The building is linked to an existing business and dwelling.

Approval is therefore recommended.

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.



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