

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hinderwell	App No. NYM/2016/0691/F/R3
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Proposal: application under regulation 3 (Town and Country Planning General Regulations 1992) for removal of existing sculptures and erection of 1 no. painted steel lobster sculpture, installation of seating area, construction of retaining structure, formation of paths, relocation of rock and interpretation board and landscaping works

Location: Staithes Bank Top, Junction of Staithes Lane and White Gate Close, Staithes

Applicant: North York Moors National Park Authority, fao: Mr Michael Graham, The Old Vicarage, Bondgate, Helmsley, YO62 5BD

Agent: BHD Partnership, fao: Mr T Harrison, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Date for Decision: 18 November 2016

Grid Ref: NZ 478080 518504

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

Informative

1. Coal Referral Area

Consultations

Parish – No objection

Highways -

Site Notice Expiry Date – 28 October 2016

Background

The proposed site is a grass bank at the top of Staithes Bank Top, Junction of Staithes Lane and White Gate Close. It is in a location where a roundabout restricts access down to the lower section of Staithes and directs general traffic into the resident's and visitor's carpark at the Staithes Gateway Centre. The site is a sloping bank, visible from the main road, but is also the main thoroughfare which is crossed on foot from the car parks to the main road. A public play area also borders the site to the west.

The North York Moors National Park has obtained funding for this project in order to provide a stimulating and attractive entrance to the village providing a strong sense of identity with Staithes and its close links with the sea.

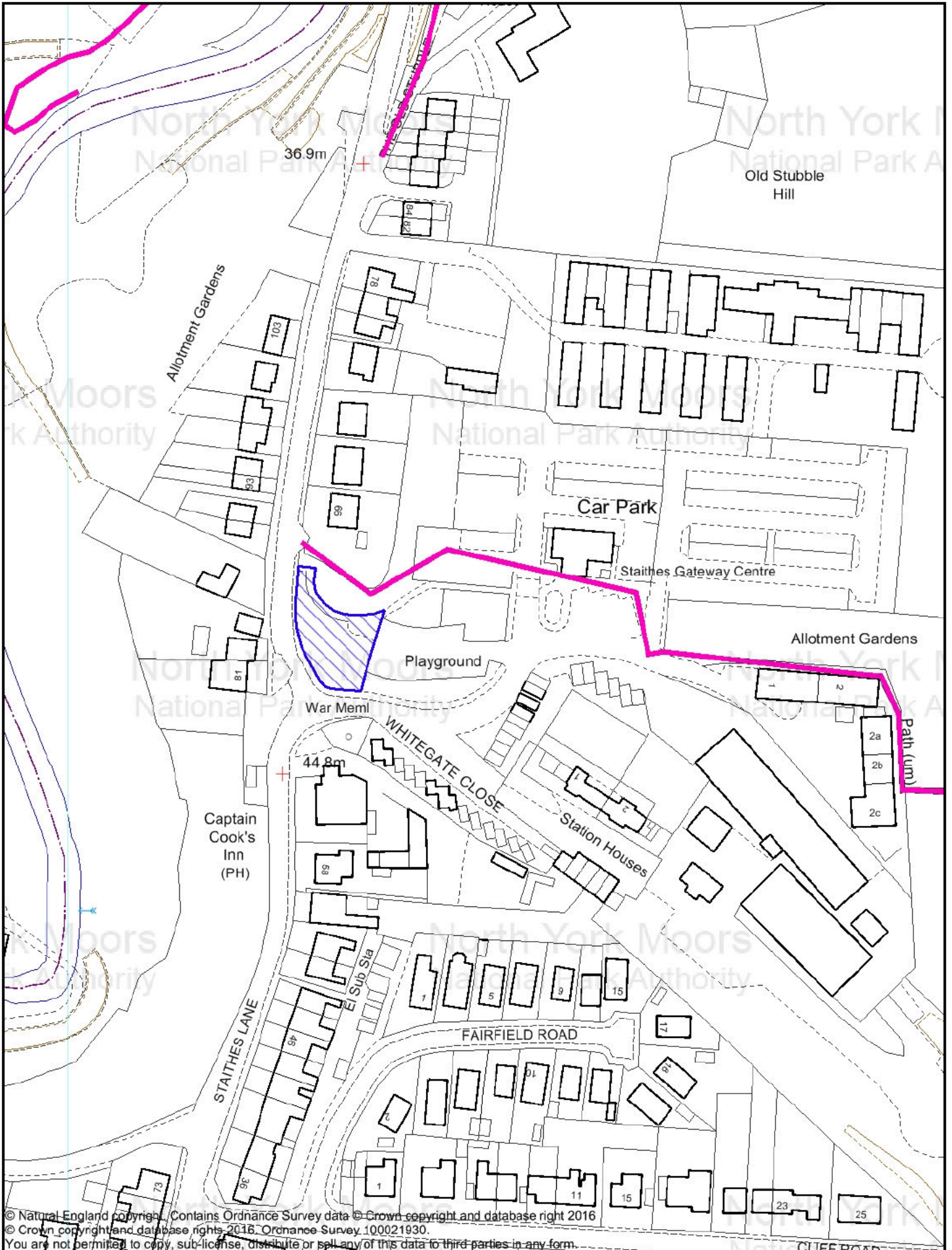
This application seeks approval for alterations and improvements to an existing area of public land in order to enhance the entrance to Staithes village. The works proposed include the replacement of the two existing willow lobster sculptures with one blue painted steel



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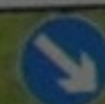
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Scale: 1:1500





Give way to oncoming vehicles



No public parking in old village Use Bank Top car park



Except for access

NO VISITOR PARKING IN VILLAGE



Except for access

HARBOUR PARKING

CLEVELAND WAY NATIONAL TRAIL

TOURIST INFORMATION GATEWAY CENTRE

Application No: NYM/2016/0691/F/R3

Background continued

lobster sculpture; the installation of a seating area with altered electricity supply and fittings for a Community Christmas Tree; the relocation of an existing rock and interpretation board; the formation of paths to provide access for all including wheelchairs and pushchairs and the construction of timber groynes, rope handrails, lobster pots and coastal planting in place of mown grass.

Main Issues

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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.

The proposed site is prominent in the landscape both at close proximity and also within the context of the built environment when viewed across the fields from Boulby and the A174 and therefore needs to be appropriately designed.

The Proposal

The overall design of the proposal has been inspired by the shape of fossils and seashells. The seating area is created by a timber structure which both provides a feeling of enclosure around the seating, whilst reflecting the timber groynes frequently found along the coast in this region. The tree and shrub planting at the top of the hill is designed to screen out the car park beyond as well as hopefully mitigating some of the water run-off from the car park and its hard landscaping. The design is intended to be organic and natural, using a mix of plants which can be found within the locality, as well as it being attractive to wildlife as well as people.

The layout of the paths has been laid out to encourage the movement of people around the garden and allowing access to the lobster sculpture and the seating area by those who rely on wheel chairs or who may have young children in buggies. The interpretation panel has been moved to the side of the path to allow people the time to stand and read the information without causing the pathways to become blocked as others may just want to traverse through the site more quickly.

The pathways have been designed to encourage people to explore and interact within the planted areas, with different choices of path depending on whether they are just passing through on route from the car park to the village, or if they just wish to sit and appreciate the views.

Application No: NYM/2016/0691/F/R3

Contribution to Management Plan Objectives

The proposals seek to directly support the National Park Management Plan policies noted below as well as making an indirect contribution to several others.

- Opportunities to enjoy the National Park will be available to a wide cross section of society
- The public will be able to improve their health and wellbeing through reconnecting with nature
- Visitors and the regional population's understanding of the special qualities will be increased

Conclusion

The proposal will create a welcoming entrance to Staithes which will add interest to the streetscape in this gateway location. The design has been well thought through to encourage movement around the area and through using materials connected with the coastal environment.

The proposal maintains and enhances the distinctive character of the National Park through the proposed design and materials and creates a welcoming entrance to the village and Conservation Area beyond and therefore is considered to accord with the requirements of Core Policy G and Development Policy 3.

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.