

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0744/FL

Proposal: hardsurfacing works and use of land as storage compound/yard
(retrospective)

Location: land adjacent to Howdens Joinery
Fairfield Way
Whitby

Decision Date: 21 December 2017

Consultations

Parish – No objection but “retrospective” should not be accepted.

Highways – No objections.

The required visibility splay taken from a point 2.4 metres back from the kerbline. However, as the footway width is 2.9 metres, the available visibility is more than adequate.

The work to construct the access was done with a Highway Licence but the footway reinstatement at the foot of the new brick wall still needs to be completed.

Site Notice Expiry Date – 21 November 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed block plan</td><td>D11177-02 Rev B</td><td>17 October 2017</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	Proposed block plan	D11177-02 Rev B	17 October 2017
Document Description	Document No.	Date Received						
Proposed block plan	D11177-02 Rev B	17 October 2017						
2.	RSUO01	The premises shall not be used other than as a storage area for scaffolding and shall not be used for any other purpose (including any other purpose in Class B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2010, or Class J of the Town and Country Planning General Permitted Development) Order 2013, or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting those Orders.						

Signature:



Date:

20/12/17

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3	GACS002	No storage of scaffolding, materials, machinery, vehicles, waste or other items shall measure more than 3m above ground level without the prior written agreement of the Local Planning Authority.
4.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5.	LNDS00	Within 3 months of the date of this permission, the planters shall be installed on site as shown on drwg. No. D11177-02 Rev B, and shall be planted in accordance with a landscaping scheme submitted to and approved in writing by the Local Planning Authority. All soft landscape works comprised in the approved details shall be carried out no later than the first planting season following the date of this permission, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for Condition(s)

1.	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
2.	RSUO01	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
3.	GACS02	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
4.	GACS01	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.
5.	LNDS01	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

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Background

Fairfield Way forms part of the Stainsacre Industrial Estate located on the southern outskirts of Whitby, just off the A171. Businesses such as Whitby Seafoods and the recycling plant are located on Fairfield Way.

Planning permission was granted in 2015 on an undeveloped parcel of land at the south western end of Fairfield Way, on a gap site between existing development (currently MKM and Howdens). Permission was granted to construct a building for the storage of scaffolding. The building was to serve an existing business which requires larger premises.

Since that permission being granted, the scaffolding company have acquired further premises in the buildings next to the site, which meet their requirements for buildings. Consequently, the applicants have developed the application site in terms of hard surfacing works, to provide an area for the storage of scaffolding, but without the building.

In addition to the levelling and concreting of the site, palisade fencing has been installed along the front boundary and it is proposed to install substantial brick planters measuring 1m deep, just behind that boundary fencing.

Main Issues

Core Policy H of the NYM Local Development Framework seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

Development Policy 3 of the NYM Local Development Framework 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.

The Area Action Plan for the Business Park has now been adopted and one of the main aim of this plan is to improve the overall environment and appearance of the business park. This site is probably the last large undeveloped site within the existing built up area and consequently its resultant appearance is very important.

It is considered that whilst open storage would not be generally considered desirable in this location, the height that scaffolding can be stored can be restricted by condition and furthermore, extensive screen planting is proposed at the front of the site, partly to screen, but also to provide a green soft landscaped boundary to the site.

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The proposal relates to an existing successful business within the business park and it is considered that the relocation here will allow the redevelopment of their previous site which would in itself significantly improve the appearance of the area.

The proposal would therefore be in accordance with Core Policy H and Development Policy 3 of the NYM Local Development Framework and approval is 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.

Signature: 	Date: 20/02/17
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