

## North York Moors National Park Authority

<b>District/Borough: Scarborough Borough Council (North)</b> <b>Parish: Fylingdales</b>	<b>Application No. NYM/2018/0106/FL</b>
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**Proposal: resurfacing of section of footpath and replacement fencing with associated lighting (part retrospective)**

**Location: Boggle Hole Youth Hostel**  
**Mill Bank**  
**Mill Beck**  
**Fylingthorpe**

**Decision Date: 18 April 2018**

### Consultations

**Parish** – Support the application because what is proposed needs doing.

**Site Notice Expiry Date** – 6 April 2108

### 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Red line plan</td> <td>AP1.01</td> <td>21 February 2018</td> </tr> <tr> <td>Proposed site plan</td> <td>CW-AL1.02</td> <td>21 February 2018</td> </tr> <tr> <td>Proposed footpath section</td> <td>CW-AL1.03</td> <td>21 February 2018</td> </tr> <tr> <td>Technical date</td> <td style="text-align: center;">---</td> <td>21 February 2018</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Red line plan	AP1.01	21 February 2018	Proposed site plan	CW-AL1.02	21 February 2018	Proposed footpath section	CW-AL1.03	21 February 2018	Technical date	---	21 February 2018
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**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.

<b>Signature:</b>	<b>Date:</b> 17/4/18
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**Background**

Boggle Hole Youth Hostel is located in an isolated location immediately adjacent the beach at Boggle Hole, just south along the coast from Robin Hoods Bay. The hostel is only accessible on foot from the car park at the top of the access track, and the Cleveland Way runs past the front of the hostel.

This application seeks full planning permission to re-surface the existing uneven path which forms part of the coastal path that leads down from the tarmacked road/slipway, along the edge of the sea inlet, to the timber bridge which leads over to the Youth Hostel.

The new path surface would be surfaced with tamped concrete laid to fall away from the cliff face and would incorporate a surface water drainage channel. It is also proposed to replace the existing horizontal timber handrails with stainless steel uprights with 3 horizontal timber rails. This design and materials has been chosen to make the installation much safer and avoid work having to be done which projects over the beck.

It is also proposed to install 10 low level, downlighter lights along the path. These would be fitted to every other upright post. The proposed lights are "dark sky compliant" and would also have dawn to dusk sensors and movement PIR.

**Main Issues**

Core Policy A of the Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not have an unacceptable impact on the wider landscape.

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.

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; and where it will make use of existing buildings.

Signature:		Date:	17/4/18
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Historically, street lighting has been resisted here, but previous proposals have been for high level street lighting all the way down the road from the car park at the top of the hill. This proposal is much reduced and seeks consent for very low level downlighters on the narrow footpath only. It is not considered that this level of lighting would have a detrimental impact on the dark night skies in this area.

The proposed improvement to the access surfacing, rails and low level lighting would improve the facilities to the youth hostel and the Cleveland Way and would not have a detrimental impact on the character of the area or this part of the National Park.

In view of the above, the proposals are considered to be in accordance with Core Policy A, and Development Policies 3 and 14 of the Local Development Plan and 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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Signature:



Date:

17/4/18

