

North York Moors National Park Authority

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

Application No. NYM/2017/0662/FL

Proposal: construction of storage building (Use Class B8)

**Location: Coverdale Scaffolding
Fairfield Way
Whitby**

Decision Date: 16 November 2017

Consultations

Borough/District -

Parish – No objections

Highways – No objections

Site Notice Expiry Date – 1 November 2017

Others –

Mr Chris Vasey, Coastal and Country Coaches – No objections to the erection of a building, providing it is for the applicants sole use. Coverdale Scaffolding have a right of way across our yard, and do not wish it to be opened up to more people.

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.	RSUO01	The premises shall not be used other than as a storage/warehouse building and shall not be used for any other purpose (including any other purpose in Class B2 or B8 of the Schedule to 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, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).

Signature:



Date:

16/11/17

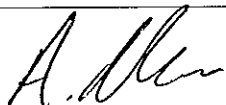
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4.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6.	MATS00	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in box profile sheeting as shown on the approved plans and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7.	LNDS03	No trees, shrubs or hedges along the north and east boundaries of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

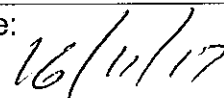
Reason for Condition(s)

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.
3.	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) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order 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.
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.

Signature:



Date:



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5&6	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.
7.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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.

This application relates to the site of an existing scaffolding business, located between the premises of a coach company and the recycling plant.

Permission is sought to construct a new building for the storage of scaffolding, to serve the existing business on the site.

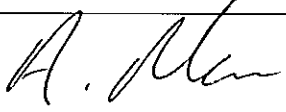
The proposed building would be located to the rear of the existing buildings, within the northern corner of the site and would be screened by existing buildings or treed boundaries.

The building would measure 15m x 15m with a height to the eaves of 6.1m and to the ridge of 6.1m. The bottom section of the elevations would be faced with concrete blocks with the remainder up to the eaves and the roof being clad in profiled panels.

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.

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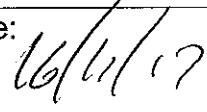
The Area Action Plan for the Business Park has now been adopted and one of the main aim of this plan is to improve the overall environment and appearance of the business park. This site is set behind existing buildings, and whilst in more prominent parts of the site, the use of concrete blocks might not be considered appropriate; in this particular location it is not considered that this would have a detrimental impact on the appearance of the area and would meet the aims of the Action Plan.

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: 
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