

North York Moors National Park Authority

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

Application No. NYM/2019/0808/FL

Proposal: variation of condition 1 of planning approval NYM/2017/0723/FL to allow the continued siting of static caravan for an additional year

Location: School House Farm, Egton

Decision Date: 09 January 2020
Extended to:

Consultations

Parish -

Highways – No objection – 9 December 2019

Site Notice/Advertisement Expiry Date –

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The permission hereby granted is valid only for 1 year from the date of this permission and the static caravan and associated decking shall be removed from the site upon substantial completion of the renovation works of the main dwelling on site or before this consent expires, whichever is the sooner. The site shall be restored to its former condition before the expiration of the 1 year period hereby permitted.
2. **Strict Accordance With the Plans/Specifications or Minor Variations**
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. The temporary caravan hereby permitted shall only be occupied by the owners (and their dependants) of the main dwelling known as School House Farm during the course of the renovations of the main dwelling on site. The caravan shall cease to be occupied upon substantial completion of the works and the caravan shall not be occupied by any other persons or for any other basis without a further grant of planning permission from the Local Planning Authority.

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Informatives

1. **Coal Referral Area**
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
2. The applicant is advised that the land on which the caravan is site may require a Site Licence under the Caravan Sites and Control of Development Act 1960. The applicant is advised to contact the Environmental Health Team at Scarborough Borough Council to obtain further advice.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. The site is in a location where new residential development would be contrary to NYM Core Policy J but the temporary accommodation has been permitted in this instance to meet the specific needs of the owners of the site.



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Background

School House Farm is a handsome, traditional stone under slate farmhouse with an attached byre with a long range of traditional agricultural buildings extending to the rear. School House Farm is positioned next door to Egton Church of England Primary School, in a small ribbon of development lying just south of the main built up part of Egton. The property is a very attractive farmhouse which has a number of well-designed details making it stand apart from traditional vernacular buildings. It does however need investment and sensitive renovations in order to restore it to its former condition.

Previous application NYM/2017/0723/FL granted retrospective permission for the temporary siting of a caravan at School Farm house to accommodate the owners and their dependants whilst construction work on the house was ongoing. At this stage the applicants did not indicate the length of time needed for the static caravan and so a period of two years was stipulated in the approval.

School Farm House is currently still not habitable and as such the applicants have applied for a variation of condition 1 of approval NYM/2017/0723/FL to allow for an extension of one year to the temporary siting of the caravan.

Main Issues

The relevant policy to consider with this application with this application is Core Policy A (Delivering National Park Purposes and Sustainable Development).

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

No objections have been raised in response to the extension of a year for the siting of the caravan at School Farm House. Whilst the caravan is notably unattractive within the landscape, it is appreciated that this is a temporary solution to accommodate the applicants whilst the traditional farmhouse is being renovated.

Considering the above, the application is recommended for approval.

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.