

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	App No. NYM/2019/0512/FL
Proposal: Use of land for the siting of 30 no. camping pods with associated parking and landscaping works	
Location: York House Caravan Park, Back Lane, Hawsker	
Applicant: Kinghall Leisure Ltd, fao: Mr C Wharton, 4/6 Town Square, Billingham, TS23 2LY, Cleveland	
Agent: ELG Planning, Gateway House, 55 Coniscliffe Road, Darlington, DL3 7EH	
Date for Decision: 17 September 2019	Grid Ref: 492607 507151

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN01 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. RUS000 The 30 camping pods hereby approved shall only be occupied for holiday purposes between 04 February and 04 January in the following year under the terms set out in condition 4 below. No camping pod shall be occupied for any purpose, including holiday purposes, during the period of 05 January to 03 February.
4. RUS000 The 30 camping pods hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The site owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
5. 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.

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Continued/Conditions

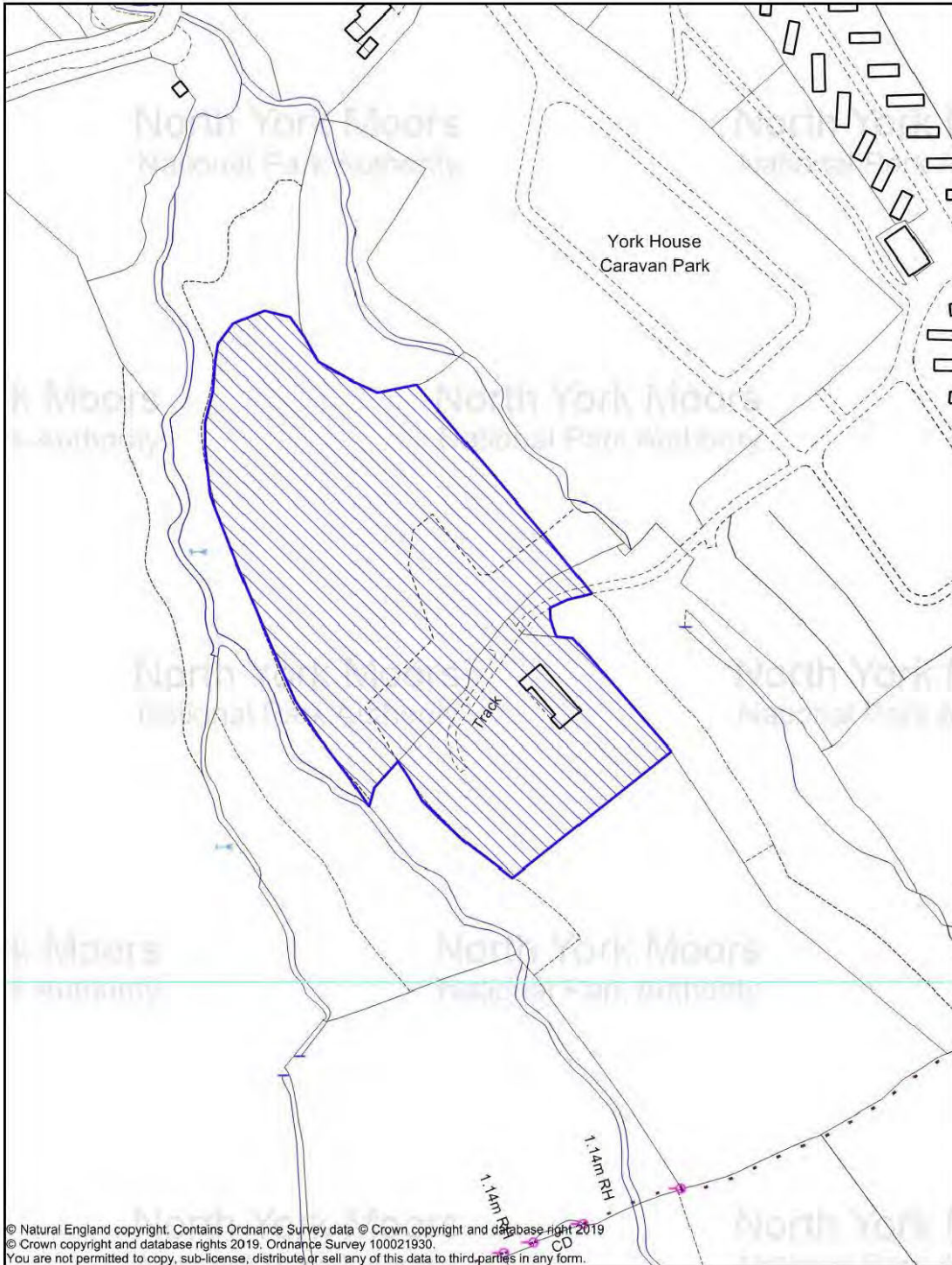
6. LNDS01 Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority to create a non-linear layout for the pods. The scheme shall provide for tree and hedgerow planting within and to the boundaries of the site and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, 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.
7. LNDS10 Prior to the development hereby approved being brought into use full details of the hardsurfacing to be utilised on the site including the parking area shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works and how a non-linear layout can be created. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2019/0512/FL

Scale: 1:1500



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Application site viewed from near amenity block within the Caravan Park



Example of the pods proposed currently elsewhere within the Caravan Park



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Consultations

Parish – Objects and raises concerns over the utility services to the site such as sewerage and how the increased number of people will affect the already strained system, along with the increased amount of traffic to the site.

Highways – No objection

Environmental Health Officer –

Site Notice Expiry Date - 20 August 2019

Background

York House Caravan Park is a large, well established touring and static caravan site lying on the southern edge of High Hawsker. It presently comprises a mix of static caravans, hard standing pitches for touring caravans/motorhomes, grass pitches for touring caravans/tents, an amenity block, letting bedrooms and bar within York House Hotel, a small shop and associated play facilities.

Planning permission was most recently granted in 2015 for the use of the field to the northwest of the existing static caravan site for the siting of an additional 40 static caravans along with a new access road to enable a one way access/egress system to be put in place around the site. This consent has now been implemented.

This application seeks planning permission for the siting of 30 no. family camping pods on the camping field located to the western edge of the Park which was granted planning permission in September 2011 along with the construction of an amenity block. The pods would measure 2.83 metres by 4.77 metres with a maximum height of 2.6 metres, and be capable of accommodating up to five people. They would be manufactured from timber under a steel tiled roof. A car parking area is proposed in the touring field to the south adjacent to the new amenity block with additional planting proposed to the boundaries.

Main Issues**Policy Context**

The relevant policies of the Core Strategy and Development Policies Document (CSDPD) are Core Policy A and Development Policies 14 and 16.

Core Policy A aims to deliver National Park purposes and encourage more sustainable developments whilst conserving and enhancing the Park's special qualities. Priority is given to development which is of a scale and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors. Priority is given to providing developments in locations which are of a scale which will support the character and function of individual settlements, conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas, strengthening and diversifying the rural economy.

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Main Issues Continued

Development Policy 14 supports new tourism development and the expansion or diversification of existing tourism businesses where opportunities are provided to increase the visitor's awareness, understanding and enjoyment of the National Park in a manner which does not undermine its special qualities; where the development can be satisfactorily accessed from the road network or by other sustainable modes of transport and where the proposal would not generate an increased level of activity.

Development Policy 16 supports the expansion of existing caravan, camping and chalet sites where the site is located within an established area of woodland or forest and provides a setting for the development which will enable it to be accommodated within the wider landscape without harming the Park's special qualities; it is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the character of the area; and the scale of development and anticipated levels of activity would not adversely affect the special qualities of the National Park, including the peace and tranquillity of more remote locations.

Principle

York House Caravan Park sits comfortably within the local landscape and does not detract from the character or appearance of this part of the National Park. From the A171 to the southeast there are parts of the existing site that are visible albeit glimpsed views through the hedgerows and trees, however the proposed site is screened by the local topography and the various pockets of woodland and hedgerow trees in the immediate locality.

The site for the proposed 30 camping pods presently has permission for use as a campsite for tents. Camping pods will have a greater degree of permanence and would remain on site all year round unlike touring tents and therefore there is potential for harm to the surrounding landscape. Whilst it could not reasonably be argued as lying within an area of woodland, it is considered that the site accords with the objectives of Development Policy 16. The site is an open field yet it is very well screened in all directions by the local topography and two large belts of mature tree planting within the applicant's ownership. As such it is considered that this provides a suitable setting for the proposed expansion of the caravan park and will enable it to be accommodated within the wider landscape without harming the special qualities of this area of the National Park.

With regard to the other criteria of Development Policy 16, the proposed expansion will be physically and functionally linked to the existing business at York House Caravan Park, such that it can be managed without the need for additional residential accommodation. It is in close proximity to the road network and the level of traffic generation will not harm the character of the area or highway safety, particularly as a new one way system has been installed to control access to and from the site. Furthermore the anticipated levels of activity from an additional 30 camping pods in place of the approved use as a campsite for tents on this large well-established site in a village location is unlikely to adversely affect the special qualities of the area.

Therefore having regard to the above it is considered that the proposal conforms to the general thrust of Development Policy 16 and would not cause undue harm to the special qualities of the National Park. Furthermore as the proposal relates to an existing tourism facility and the expansion would be within the visual limits of the existing site the proposal is considered to be in accordance with Development Policy 14.

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Drainage and Traffic Impacts

With regard to the Parish Council concerns, any sewerage issues raised by local residents in respect of the change from tents to pods are dealt with on an operational basis outside of the planning legislation, and such concerns should be forwarded to Yorkshire Water to investigate separately. The proposed camping pods do not incorporate toilet/washing or kitchen facilities and occupants will use the amenity block recently constructed on the site.

There will potentially be additional traffic generated to the site as the camping pods will enable a longer season than touring tents. However given the site already has use as a campsite it is not considered that there will be a significant increase of traffic to the site and it should be noted that the Highway Authority has no objection.

Conclusion

The proposal to replace the use of the existing campsite with 30 camping pods is not considered to have an adverse impact on the special qualities of the National Park or have an adverse impact on the quality of life of local residents or the experience of visitors. As such the proposal is considered to comply with the requirements of Development Policy 14 and 16 of the Core Strategy and Development Policies Document (CSDPD) and approval is recommended

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy B4 which seeks to ensure the quality and variety of tourism and recreation facilities and accommodation will be improved.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.