

North York Moors National Park Authority

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

Application No. NYM/2019/0727/FL

Proposal: Alterations to layout of pitches, reduction in number of units to 14 (9 no. static caravans and 5 no. holiday lodges), relocation of cliff top car parking area and demolition of cafe building

Location: Whitby Holiday Park, Saltwick Bay

Decision Date: 18 December 2019

Consultations

Parish - No objections to the alterations to the layout of pitches, removal of caravan units or demolition of café but express concern that the proposed car park is maintained and the access to the beach continues to be accessible for all those who wish to use it.

Highways – No objections

Natural England – No objections

Ramblers Association – No objections

Site Notice/Advertisement Expiry Date – 28 November 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
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.	Landscaping Scheme to be Implemented - Large Scale Development/ General Development All hard and soft landscape works comprised in the approved details of landscaping, including the proposed timber post and rail fence to the existing car park, shall be carried out no later than the first planting and seeding seasons following the completion of the new car park or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Application Number: NYM/2019/0727/FL

Informatives

1.	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2.	<p>The applicant is encouraged in regard to the grass area to the southwest of the new car park hereby approved that this should be cut on a twice annual rotation (in January/March and late August/September) with the removal of the cuttings to help reduce the coarser vegetation and tussocks while encouraging more flowering herbs which will improve the site for biodiversity as well as improve its appearance during the summer months. Furthermore the area of existing car park which is to be fenced off and turned back to grass should be established using local native seed or green hay taken from nearby species rich meadows. Appropriate grass species for this area include Sweet Vernal Grass, Crested Dog's-tail and Red Fescue with a good selection of herbs with a relatively low proportion of species such as Perennial Rye and Yorkshire Fog which are common on nutrient enriched sites.</p>

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.	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.

Application Number: NYM/2019/0727/FL



Application Number: NYM/2019/0727/FL

**Background**

Whitby Holiday Park is a large established holiday park of static caravans and touring caravan/motorhome pitches located on the cliff top to the south east of Whitby. The popular Cleveland Way national trail passes through the site.

There are three main elements to this application for planning permission: the re-layout of 16 static caravan pitches with 9 static caravans and 5 lodges with enhanced landscaping; the relocation of the current unauthorised cliff top car park to the south and the landscaping of the existing area; and demolition of the cafe building (a former garage)

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are considered to be Core Policy A (Delivering National Park Principles and Sustainable Development), Development Policy 14 (Tourism and Recreation) and Development Policy 16 (Chalet and Camping Sites).

Development Policy 16 seeks to permit proposals for the expansion of existing sites where the site is well screened or where improvements can be made to minimise the visual impact of the site in the wider landscape. The area proposed for re-layout forms the most prominent row of caravans of those facing the sea and as such, the re-layout of 16 existing caravans into 14 units (9 static caravans and 6 lodges) with landscaping works would bring about an environmental improvement. The replacement of some of the static caravans with lodges is also considered to improve the visual appearance of the site. As such this element of the proposal is considered to comply with Development Policy 16 and can be supported.

With regards to the proposed car park in the field adjacent to the entrance to the Park, this would replace the existing unauthorised cliff top car park which is unmanaged and given its lack of surfacing is often muddy and unsightly. Furthermore the ad-hoc nature of parking in

Application Number: NYM/2019/0727/FL

this area means the Cleveland Way can be blocked by parked cars and being close to the entrance to holiday park, causes a health and safety concern, with conflict between pedestrian and vehicles.

Whilst the provision of a new car park to the southwest of the holiday park entrance would spread the visual intrusion of the site over a much wider area, it would enable the existing parking areas to be fenced off (with a simple low level post and rail fence) and laid back to grass thereby improving the visual amenity of this area and the enjoyment of the Cleveland Way. The proposed car park would be sensitively surfaced using a turf reinforcement system so that it would maintain a grassed surface minimising its visual impact. This would be managed by the holiday park but made available for the general public to use and would not be reserved for holiday makers staying at the holiday park. In addition the application includes a landscaping scheme for new native hedge planting to reinforce the existing hedgerow to the proposed car park area thereby helping to minimise any wider impact on the landscape. As such the proposal is considered to comply with Development Policy 14 which seeks to provide facilities for visitors where they provide opportunities for visitors to increase their enjoyment of the National Park.

Draft Local Plan

It is considered that the proposals accord with Policies UE1 and UE2 of the emerging Local Plan although no weight can be attached to these policies as significant objections have been lodged which are to be tested through the Local Plan Inquiry process.

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.