

North York Moors National Park Authority

Borough: Scarborough Borough Council (South)
Parish: Harwood Dale

Application No. NYM/2020/0031/FL

Proposal: erection of timber amenity building to serve 5 van caravan site

Location: Ellis Close Farm, Harwood Dale

Decision Date: 13 March 2020

Consultations

Parish -

Site Notice Expiry Date - 21 February 2020.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 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.
- External Timber Cladding to be Stained Dark Brown**
The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- Roof Colouring (insert)**
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.

Reasons for Conditions

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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 & 4. 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.

Application Number: NYM/2020/0031/FL



Application Number: NYM/2020/0031/FL

Background

Ellis Close Farm is part of a substantial farm holding occupying a prominent roadside location between the small settlement of Harwood Dale and larger settlement of Burniston. Originally understood to be a single farm, the unit has grown significantly over the years and is in two separate ownerships with Ellis Close Farm comprising a modern dwelling and most easterly half the yard/buildings together with a five van certificated caravan site.

This application relates to the provision of a small facilities block to serve the caravan site which is located in the field to the east of the farm holding and immediately south of the main road. The application follows a pre-application enquiry and has been substantially amended in the light of Officer advice. The proposal comprises a 2.28 metre by 2.48 metre timber cabin under a mono-pitch felt roof. It is proposed to be located along the western boundary of the site, backing onto the applicant's private garden/curtilage. The unit would provide a WC and shower to help improve the facilities and viability of the site.

The facilities are proposed to connect to the existing septic tank.

Policy Context

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 14 (Tourism and Recreation).

Core Policy A of the CSDPD 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. Amongst other things, 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 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; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Main Issues

The main issues to consider as part of the assessment of this application are whether the proposed building would result in any adverse landscape or neighbour impact and whether it is of an appropriate size, scale and design for its proposed use.

As outlined above, the Authority's current planning policies are generally supportive of rural diversification and small-scale tourism development provided the proposal is of a high standard of design and will not result in an unacceptable level of activity which would detract from visitors' experience or the quality of life of local residents. Where possible, the Authority would like to see development make use existing buildings but where a facility cannot be accommodated within an existing building a suitably designed structure, in an acceptable location will be considered.

Application Number: NYM/2020/0031/FL

The proposed location is considered to be acceptable on the basis it is well-related to existing development and adequately screened from wider views. The proposed building is considered to be a much improved design in comparison to the model proposed at pre-application stage. The size of the building, together with timber construction materials is considered appropriate for the setting and would have the general appearance of a small domestic style garden shed. The use of a mono-pitch roof ensures that the building will not be prominent in views into the site as the existing mature (and well-maintained) boundary hedge provides good screening.

No representations have been submitted through the consultation process and in view of the above, the proposal is considered to comply with the relevant local planning policies. Approval is therefore recommended.

Draft Local Plan

Draft Local Plan Policies relating to tourism and recreational development have received significant objections have been raised to the emerging policy and therefore no weight can be attached to them at this time.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.