

## North York Moors National Park Authority

Ward: Scarborough Borough Council (North)  
Parish: Eskdaleside-Cum-Ugglebarnby

App No. NYM/2020/0278/FL  
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**Proposal:** use of land for the siting of 20 no. tents and 10 no. glamping pods, construction of ancillary building and creation of associated access and parking

**Location:** land west of Newton House Lodge, Lousy Hill Lane, Littlebeck,

**Applicant:** Miss Laura Forster, Moorhouse Farm , Lousy Hill Lane, Littlebeck, Whitby, YO225JH

**Agent:** Compasspoint Planning & Rural Consultants,  
The Old Vicarage, Victoria Square, Lythe, Whitby, YO213RW, UK

**Date for Decision:** 26/08/2020

**Grid Ref:** 488979 504170

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red & Blue line plan	---	26/08/2020
Location & Block Plans Ancillary Building	04-2020-1001	27/05/2020
Floor Plans & Elevations	04-2020-1002	27/05/2020
Location & Block Plans of Applicants Home in Relation to the Application Site	04-2020-1003	26/08/2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.
- 4 The development hereby permitted shall form and remain part of the land associated with Moorhouse Farm, Lousy Hill Lane, Littlebeck and shall not be sold or leased off from that main dwelling or let off except as holiday accommodation in accordance with the terms of condition 5 below without a further grant of planning permission from the Local Planning Authority.
- 5 The glamping pods hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

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- 6 The consent hereby granted relates to the use of land for no more than 20 tents and 10 glamping pods from 10th February in one year to 10th January in the following year only. There shall be no use of any of the glamping pods or the siting of any tents during the closed one month season.
- 7 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.
- 8 The external surface of the roof/walls of the glamping pods building hereby permitted shall be coloured and thereafter maintained dark brown and the external surface of the roof of the ancillary building hereby approved shall be coloured dark grey and they shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
- 9 The external elevations of the ancillary building hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 10 All new window frames, glazing bars and external doors and door frames shall be of timber construction, and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
- 11 The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 12 The development must not be brought into use until the access to the site off Foss Lane has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:
- The crossing of the highway verge must be constructed in accordance with the standard Detail number E9A and the following requirements.
- i) Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.
- ii) The final surfacing of any private access within 1 metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.
- All works must accord with the approved details.
- 13 No structures shall be placed within the root protection areas of any trees within or adjacent to the application site unless otherwise agreed in writing by the Local Planning Authority.

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- 14 No work shall commence to undertake any works to any trees or hedges within or adjacent to the site of the development hereby approved until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
- 15 Prior to the development being brought into use details of a landscaping plan for the site, to ensure that wooded areas are appropriately managed, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping plan shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 16 No work shall commence on the access and car parking area hereby approved until full details of the access and parking area surfacing have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the access surfacing shall be in the form of twin trods. The development shall not be brought in to use until the access and parking area have been surfaced in accordance with these details. The access surface shall be maintained in that condition in perpetuity.
- 17 If the use of the glamping pods hereby approved permanently ceases they shall be removed from the site within 12 months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.

**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 Strategic Policies A and C, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with NYM Strategic Policy A and NYM Policy UE2, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
- 4 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Strategic Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
- 5 The site is in a location where new residential development would be contrary to NYM Strategic Policy B but permission for tourism accommodation has been permitted in line with NYM Policy UE2.

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- 6 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Strategic Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
- 7 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 8 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C 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.
- 9 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 10 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 11 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 12 In accordance with NYM Policy CO2 and to ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.
- 13 The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Strategic Policy G which seeks to conserve and enhance the quality and diversity of the natural environment.
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- 15 The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Strategic Policy G which seeks to conserve and enhance the quality and diversity of the natural environment.
- 16 In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Strategic Policy C which seeks to ensure that development proposals incorporate suitable hard landscaping details.
- 17 In order to return the land to its former condition and comply with the provisions of NYM Strategic Policy A which seeks to conserve and enhance the landscape of the National Park.

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## Consultations

### Parish –

**Highways** – 25 June 2020 - Foss Lane, from the B1416 to the application site is narrow and already attracts visitors to Falling Foss. A number of unofficial passing places are situated along Foss Lane which are expected to help cater for the additional traffic that would be generated by the proposals. The existing gated access where vehicles travel over the grass verge would need to be improved up to highway specification. Consequently, conditions should be attached.

**Environment Agency** – 4 June 2020 –No objection.

**Lead Local Flood Authority** – 25 June 2020 - The application appears to be for the siting of 20 tents and 10no hut/glamping pods. It is understood from the Location and Block Plans that the new track and parking area will be constructed from crushed stone and will not create additional impermeable areas. The LLFA considers the surface area of the glamping pods and ancillary building to be negligible with regards to surface water runoff and would not require a sustainable drainage system. There is no proposal to construct a surface water drainage network for the site.

The submitted documents demonstrate a reasonable approach to the management of surface water on the site. The LLFA have no further comments to make on the application.

**Natural England** – 9 July 2020 – No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites North York Moors SSSI/SPA/SAC and Littlebeck Wood SSSI and has no objection.

**Forestry Commission** – 22 June 2020 – Standing advice regarding ancient woodland

**Ramblers** – 18 June 2020 – No objections but please ensure adjacent PROW are safe and accessible at all times

### Others

**Mr Richard & Alice Hutchens, Kelp House, Littlebeck** – 21 July 2020 – Object. We live on Littlebeck Bank, and are most concerned at this application, as we wonder how a Lane as narrow as Lousy Hill Lane can possibly be a suitable and safe access for visitors and guests. Not only is the Lane not wide enough for two cars in most places, it is entirely unsuitable for campervans any time and in the snow is not suitable for any vehicle unless it is 4 wheel drive with chains fitted.

Any application leading to increased traffic in the surrounding area where there are narrow roads unsuitable for two cars to pass safely in a number of places and generally unsuitable for large vehicles, which are also prone to flooding, cannot in our view be justified on the grounds of safety. The area is a National Park which is treasured by residents and walkers

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for being unspoilt and the infrastructure cannot cater for any increase in traffic without extreme adverse consequences to walkers and other road users on a Public Right Of Way. There is no public interest nor any benefit to any surrounding property owners, quite the opposite. Further, the clientele would bring noise, light and potentially other pollution to a rural area of natural beauty which should remain unspoilt. Loud music and noise will likely travel into the valley below and for security reasons we do not wish to have a concentration of partygo-ers and tourists in such close proximity to a quiet rural hamlet.

**Ms Susan Willmington, Red Barn, Littlebeck Lane, Whitby** - 8 June 2020. In view of the current situation regarding Coronavirus we are entering a new normal which may restrict the use of shared area's for bathrooms and kitchens without a shift of 24 hour attendants to clean after each person's use. We need to look for new ways of managing public areas after this experience of a worldwide pandemic.

**Advert Expiry Date – 9 July 2020**



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Photos taken from bridleway at the bottom of the valley looking towards camping field  
(submitted by applicant)

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**Background**

The site comprises two adjoining agricultural fields located just west of Foss Lane, approximately 700m south of its junction with the B1416 in Sneaton, which leads to the main A171 Whitby to Scarborough Road.

The land immediately to the south of the application site is a mix of agricultural buildings and a range of former farm buildings that have been converted to holiday accommodation. The farmyard and more modern agricultural buildings situated to the south of the application site comprise a working farm operated by the applicant's family. All of these are owned and operated by the applicant's family.

The closest settlement is Littlebeck which is approximately 1.5km to the North East of the Site. Nearby is the Falling Foss Tea Rooms and Waterfall and the North Yorkshire Moors Caravan and Motorhome. The closest permanent residential dwellings are Newton House and its outbuildings (known as The Coach House) which are both listed buildings (Grade II), which lie approximately 300m to the south west of the southern field, and Newton House Lodge (unlisted) which is located just north east of the site to the east of Foss Lane. There are two additional modern dwellings (Newton Hays and Newton Croft) located to the south west of the farmyard adjacent to the access road to Newton House.

The northern field is surrounded on two/three sides by existing woodland and slopes down to the south west and affords views across the valley. There are a number of footpaths and bridleways in the area including just to the north of the site. The southern field is relatively flat.

This application seeks full planning permission to create a camping and glamping site using the northern field for tents and 10 glamping pods. The southern field would provide car parking for the camping/glamping site and to provide overspill car parking for the Falling Foss Tea Rooms.

The proposed glamping pods would be spaced out along the western and eastern boundaries of the northern (camping) field to take advantage of the woodland screening and back drop. The southern part of this field would be available for campsite use with people bringing their own tents.

An ancillary building is proposed to provide of toilets, shower block and small kitchen area.

Access to the site would be by utilising the existing agricultural gateway entrance to the southern field from Foss Lane.

It is proposed that the tents would be restricted to the main holiday season – April to October and the glamping pods would be available for 11 months a year.



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The site would be operated by the applicant who's family already operate an adjacent holiday cottage business.

All pods would have Electricity for LED lighting, underfloor heating and electrical sockets. Four of the pods would have en-suite shower rooms, with waste from the ensuite pods and ancillary building going into a tank under the building which will be emptied when required and transported off site.

The standard pods would measure be 2m x 4m and the larger pods will be 2.5m x 5m. All pods will be 2.5m high. (Measurements are approximate). Each pod would have a small outside light over the door, which would be down lit. Each pod would have its own small outside area of wooden decking.

There would be a maximum of 20 tents which would be arranged close to the southern boundary of the camping field. There will be no permanent tent structures on site and this part of the site would be clear when no tents are booked in.

The proposal ancillary building which would be timber clad and measure 10m x 3m x 2.5 high.

In terms of the proposed parking area, it is proposed to create a short track from the entrance gateway to the parking area which would be constructed from crushed hard core. The car park would provide parking for the proposed development but also act as an overflow for Falling Foss Tearooms.

In support of the application the applicant's agent states that:-

The application site is well located in terms of public access and the rights of way network. Just over the wall at the north eastern boundary of the camping field is a public footpath which leads to Littlebeck in the north. This footpath affords views down the valley which would be maintained by the proposed layout of the camping pods down along the sides of the camping field rather than across the top. If heading south the footpath crosses Foss Lane (itself a bridleway) and joins up with another footpath which heads further south east 30.7/037 towards the disused quarry at May Beck. There are other paths close to Newton House which connect Little Beck to the north with Falling Foss Waterfall to the south. This route is part of the long distance Coast to Coast Route.

**Main Issues****Local Plan**

Strategic Policy G – Landscape - gives weight to the landscape impact of proposals and seeks control the location, scale and detailed design of any proposal to ensure the scheme respects and enhances the local landscape character type.

Strategic Policy J - Tourism and Recreation - seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to

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the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Policy UE1 - Location of Tourism and Recreation Development – This Policy seeks to permit recreation development where it is located in Helmsley or within the main built up area of one of the villages; or in Open Countryside where it involves a small scale conversion and/or extension of an existing building of architectural or historic interest, or where it complies with Policy UE2.

Policy UE2 - Camping, Glamping, Caravans and Cabins – seeks to permit small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is within Helmsley or the main built up area of a village and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.

In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is within the applicant's control. The accommodation should avoid extensive alteration to ground levels, has a low environmental impact, does not lead to unacceptable harm in terms of noise and activity on the immediate area; does not detract from the character, tranquillity or visual attractiveness of the area; and is of a high quality design which complements its surroundings.

For camping and glamping proposals the net floor space of each unit should be less than 25sq.m and the development is not connected to a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal. For cabin and chalet proposals the development should be in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.

**Material Considerations**

Whilst the site is not located within woodland it is screened on 2 sides by well-established trees and due to the topography, with a steeply sloping site, the development would not be prominent from outside the site. Whilst glimpses may be seen from the footpath at the bottom of the valley, these would not be visually intrusive as the pods and tents would be set against the backdrop of well-established trees.

The proposed camping pods will sit on the surface of the ground with the 4 pods with en-suite facilities, not being connected to mains drains, but being connected to the ancillary

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service building and therefore there will be very little ground works associated with the proposal. Conditions have been proposed which require the pods to be removed from the site when no longer in use, to return the ground back to its former state.

The site is located adjacent the applicants family's house and holiday cottages and close to the applicant's property from which the site would be managed and therefore it can be managed without the need for additional permanent residential accommodation.

Whilst the proposed parking would be sited in a field, due to the drop in ground levels, this parking area would not be visually prominent in the immediate and wider landscape. However, it is considered important that the access track is in the form of a twin tracks in order to reduce its visual impact. The parking would also have an environmental benefit if it is to be used to provide overflow accommodation for Falling Foss Tearooms, which when busy, results in cars parking along the road, on grass verges.

The proposed site is not located close to residential properties and no objections have been received by the nearest neighbours. One objection has been received from a resident in the wider locality who is primarily concerned about the impact of additional traffic. However, the Highway Authority have raised no objections.

The Authority's ecologist has no objections to the proposals and landscaping conditions have been included as recommended by the Authority's Woodland Officer.

**Conclusion**

The level of activity on the site is considered to be acceptable and it will not have an adverse impact on the landscape or character of the locality. The proposal is therefore considered to meet the requirements of Strategic Policy J and Policy UE2 of the Local Plan and approval is recommended.

**Pre-commencement Conditions**

N/A

**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.