

North York Moors National Park Authority

Parish: Eskdaleside-Cum-Ugglebarnby

App No. NYM/2020/0512/CU

Proposal: use of land as a camp site (3 no. belle tents or 3 no. shepherds huts)

Location: Alum House, Littlebeck

Applicant: Miss Michelle Hodgkinson
Alum House, Littlebeck, Whitby, North Yorkshire

Date for Decision: 30/09/2020

Extended to:

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
Proposed Site Layout	Amended	9 September 2020
Location of tent 1	Amended	9 September 2020
Location of tent 2	Amended	9 September 2020
Location of tent 3	Amended	9 September 2020
Washroom arrangements	email from m.hodgkinson	23 September 2020

- 3 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
The consent hereby granted relates to the use of land for no more than 3 no. belle tents or shepherds huts from 10th February in one year to 10th January in the following year only. There shall be no use of any of the shepherds huts or the siting of any tents during the closed one month season.
- 4 The 3 no. belle tents or shepherds huts 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.
- 5 The belle tents or shepherds huts hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Alum House and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.

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- 6 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.
- 7 No trees, shrubs or hedges within the application the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 8 If the use of the belle tents/shepherds huts 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.

Informative(s)

- 1 The applicant is advised that they will need to make an application for a site licence for Shepherds Huts, under the Caravans and Control of Development Act 1960.
- 2 The applicant is advised that if Alum House is supplied with drinking water from a private water supply they should be aware of their responsibilities under the Private Water Supplies (England) Regulations 2016. This means that should the site be used for commercial purposes (ie glamping/camping/caravanning) the water supply will be subject to annual testing for a range of parameters to ensure the safety of the drinking water. Additionally, the water supply (from source to tap, including any treatment system, storage tanks, pipework) will require a risk assessment to ensure its continuing safety by the local authority.

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 Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
- 3 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.

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- 4 The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12.
- 5 The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12.
- 6 In the interests of the visual amenities of the locality and to comply with the provisions of NYM Strategic Policy A which seeks to conserve and enhance the special qualities of the National Park.
- 7 In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
- 8 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.

Consultations

Parish –

Highways – No objections - The parking areas available for customers associated with this application are expected to be sufficient.

Environmental Health Officer – No objections in principle on licensing or environmental health grounds.

However the applicant should be made aware that should planning permission be granted for shepherd's huts, they will need to make an application for a site licence under the Caravans and Control of Development Act 1960. Furthermore, it appears that Alum House is supplied with drinking water from a private water supply. If this is the case, the applicant should also be made aware of their responsibilities under the Private Water Supplies (England) Regulations 2016. This means that should the site be used for commercial purposes (ie glamping/camping/caravanning) the water supply will be subject to annual testing for a range of parameters to ensure the safety of the drinking water. Additionally, the water supply (from source to tap, including any treatment system, storage tanks, pipework) will require a risk assessment to ensure its continuing safety by the local authority.

Unfortunately there is a charge for this, which would be borne by the applicant. I recommend that the applicant contacts me to discuss this further.

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Site Notice/Advertisement Expiry Date – 30 August 2020

Sue Willmington, Red Barn, Littlebeck Lane, Whitby - Although this planning application is more favourable than the application for a large campsite at Newton House Farm I am very concerned that this is only the beginning of a list of applications for campsites in the Littlebeck area. Access to this site is not suitable for all drivers and in the past there has been traffic problems on the road leading to the turn off for Alum House and Low Farm. I am concerned that people are buying properties just as an opportunity to make some extra income with cafes and campsites.



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Background

Alum House is situated in an isolated location at the bottom of the valley in Littlebeck. The property itself is nestled in woodland and is accessed from the road that runs through Littlebeck up to Sleights; it is a steep and narrow lane. The property has no immediate neighbours.

This application seeks change of use of part of the curtilage to create a small glamping business of 3 non-permanent bell tents (or 3 shepherds' huts) with washing facilities being provided in a wet room inside an existing barn, which has a shower, toilet and sink and also a sink for washing up and a fridge/freezer.

There are 4 car parking spaces to the front of the house and campers would park on a flat area of grass which was originally used as a road to the house, and has a hardstanding .

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 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.

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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

The site is well screened by trees within the site and the topography, and the development would not be visibly prominent from outside the site., although glimpses may be seen from the adjacent access road.

The proposed bell tents will sit on the surface of the ground with toilet facilities in an existing barn so there will be very little ground works associated with the proposal. Conditions have been proposed which require the tents 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 house from which the site would be managed and therefore it can be managed without the need for additional permanent residential accommodation. Parking would also be provided within the applicants existing curtilage and would not be visually intrusive.

The proposed site is not located close to other residential properties so the proposal is unlikely to have an adverse impact on residential amenity.

The access road to the site is steep and narrow but the Highway Authority have not objected to this small scale development.

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Conclusion

In conclusion it is considered that due to the small number and non-permanent nature of the structures and the sensitive location of these within the existing tree screening, this proposal will enable visitors to enjoy the special qualities of the National Park whilst limiting the impact on the surrounding landscape. The proposal is therefore considered to meet the requirements of Strategic Policy J and Policy UE2 of the Local Plan and approval is recommended.

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.