

# North York Moors National Park Authority

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Parish: Thornton Le Dale

App No. NYM/2020/0711/FL

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**Proposal:** use of land for the siting of 1 no. timber lodge for holiday letting purposes following removal of existing static caravan

**Location:** Pexton Moor Farm, Dalby Forest Drive, Ebberston

**Applicant:** Mr James Newham  
Pexton Moor Farm , Dalby Forest Drive, Ebberston, Scarborough, YO18 7LU

**Agent:**

**Date for Decision:** 25/11/2020

**Extended to:**

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## 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 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. The holiday lodge hereby approved permits its occupation for holiday purposes only between 10 February and 10 January in the following year under the terms set out in condition 4 below. The holiday lodge shall not be occupied for any purpose, including holiday purposes, during the period of 10 January to 10 February.
4. The holiday lodge 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 holiday lodge hereby permitted shall form and remain part of the wider curtilage of the property known as Pexton Moor Farm as a single planning unit and shall not be sold or leased separately from the main unit without a further grant of planning permission from the Local Planning Authority.
6. No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
7. The external surface of the walls of the holiday lodge hereby permitted shall be coloured and thereafter maintained dark brown and the external surface of the roofs shall be coloured and thereafter maintained dark grey. The walls and the roofs shall be maintained in that condition in perpetuity unless otherwise be agreed in writing by the Local Planning Authority.
8. If the use of the holiday lodge hereby permitted permanently ceases it shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.

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9. 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.

**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. 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 to provide facilities for visitors in line with Policy UE2 of the Local Plan.
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6. In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
7. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
8. In order to return the land to its former condition and comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.
9. 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 Strategic Policies A and C and Policy UE2 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.

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## **Consultations**

**Parish** – 4 November 2020 – No objections

**Highways** –

**Site Notice Expiry Date** – 4 November 2020

### **Background**

Pexton Moor Farm is located close to the entrance to Dalby Forest from the Thornton le Dale direction, next to the roundabout and toll booth.

The site comprises a small livestock and arable commercial operation, farmhouse, annex and holiday let along with a five van Certificated Caravan Site and five camping pods in the paddock adjacent the certificated caravan site. To the north of the caravan site and to the rear of the house and barn conversion is a static caravan has previously been sited (aerial photos show it on site for more than 20 years).

This application seeks permission to site a 3 bed single storey timber lodge where the static caravan was previously sited. The lodge would be in the same location but of a slightly larger footprint, measuring 14.6m x 6.7m wide with a height to the eaves of 2.9m and to the ridge of 4.2m.

In support of the application, the applicant states that: the development-

avoids extensive alteration to ground levels and low environmental impact as the lodge chassis is on wheels and can be removed at any time. No increase in activity or noise to the immediate area, the development will not detract from the character, tranquillity or visual attractiveness of the area – in fact the opposite will result, the timber lodge will complement the whole ambience and character of the forest.

The lodge will be in close proximity to the existing access and road network with existing car parking been only very moderately increased with possibly one car. The lodge will be managed through the current campsite system with general access to the site controlled through reception with all authorised vehicles booked in.

No extra illumination will be required.

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

**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 if in the Open Countryside, 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 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.

The intention of the policy is to allow for small scale and sensitively designed holiday accommodation to support local businesses and allow people to enjoy the special qualities of the National Park. Applicants will be expected to provide details of proposed management arrangements. Parcels of land isolated from the managing unit are not considered to be suitable locations for development.

The policy refers to 'small scale' developments and is intended to mean development (when considered cumulatively with any existing development) that conserves the natural beauty, wildlife and cultural heritage of the National Park. As a guide, sites comprising no more than 12 units (including any existing units) are likely to be considered small in scale.

In the case of cabin or chalet development units will be required to be of a high quality design, be of lightweight construction and should have adequate spacing between the units. There should be minimal hardstanding for car parking or service roads and external lighting will be expected to be kept a level where it is the least amount needed. The expectation is that any amenity blocks should utilise existing buildings on the site. If there are no suitable buildings, new structures may be acceptable if they are of lightweight design and construction so that they can easily be removed from the site.

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**Material Considerations**

It is considered that the proposal for one holiday lodge, in addition to the 5 camping pods and the 5 van certificated site would meet the cumulative requirement of small scale development and would accord in all other aspects with the criteria of Policy UE2 as there will be negligible increase in noise and activity; the proposal would not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and the proposed holiday lodge would be of high quality design and materials.

The policy goes state that proposals for new static caravans or the conversion of existing camping or caravanning sites to statics will not be permitted. However in the justification to the policy it comments that the term 'static caravan' refers to any unit that falls within the legal definition of a caravan, which is capable of being used for permanent human habitation and is a traditional metal or plastic skinned box caravan or 'park home' type development. It is not considered that the proposed holiday lodges fall within this description and as such the proposal is acceptable.

The proposed site is well screened from wider views and would complement an existing mixed tourist and agricultural use and be likely to enhance its long term viability; it would also be of an appropriate scale in that context.

This site has unique characteristics being associated with an existing farm and tourism business within a major forest which is actively being managed and developed for active recreation.

In view of the above it is considered that this proposal would not detract from the character of this part of the Park, in terms of visual impact or levels of activity, and would be in accordance with Policy UE2 of the Local Plan.

Consequently, approval is recommended.

**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.