

North York Moors National Park Authority

Parish: Hawsker-Cum-Stainsacre

App No: NYM/2021/0069/FL

Proposal: erection of bird hide with associated access path

Location: Northcliffe Holiday Park, Bottoms Lane, High Hawsker,

Applicant: Northcliffe Holiday Park
fao: A Martin, Bottoms Lane, High Hawsker, Whitby, YO22 4LL

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,
United Kingdom

Date for Decision: 31/03/2021

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
Location and block plan	D11049-07 Rev A	3 February 2021
Elevations and plans	D11049-06 Rev A	3 February 2021

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The external elevations of the bird hide 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.
 4. The roof of the development hereby approved shall comprise a living green roof and shall thereafter be so maintained.
 5. If the use of the bird hide for the purposes approved permanently ceases the hide shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing.
 6. The development hereby approved shall at no time be used to provide overnight living accommodation.
 7. 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.

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Informative(s)

1. Please note that the footpath/track situated to the south the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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.
- 3-4. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
6. The site is in a location where new overnight accommodation would be contrary to Strategic Policy M and Policy UE2 of the North York Moors Local Plan
7. In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.

Consultations

Parish – 17 February 2021 - Is any further information, whether the bird hide is for private use or for the use of the caravan park? It has also been noted that the proposed hide has a ramp, are the paths also being made to be suitable for disable access?

15 March 2021 – additional information – No objections

Natural England – 23 February 2021 – No objection

Ramblers Association –14 February 2021 - No objections but please ensure that all adjacent PROW are safe and accessible at all times.

Advertisement Expiry Date – 11 March 2021

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Background

Planning permission is sought for the erection of bird hide at the north eastern end of the static caravan site known as Northcliffe on the edge of Hawsker, near Whitby.

The hide would comprise a simple mono-pitched timber building clad with horizontal timber boarding and a living green roof. The hide would measure 2m deep x 3m wide with a maximum height of approximately 2.7m metres. A short section of path would lead to the hide.

In response to the questions raised by the Parish Council the applicant's agent has provided the following additional information:-

Use - The Hide is for use by the owners, staff and visitors to the site, to enjoy and appreciate the wildlife in a controlled way. Opening up to other users would/could cause parking problems. The applicants feel the natural environment is an important part of the setting/area of the Park and wish to help peoples understanding.

Ramp - The Hide is a lightweight structure and instead of a concrete base which is intrusive and more damaging to the environment it will be constructed using timber and the base will be supported by timber posts driven into the ground. This will mean a small (approx. 250mm) rise from ground level. It is thought a ramp would be better than a step because whilst access from the site is in part quite steep and not conducive to easy access the new portion of path will be reasonably level and therefore the ramp will allow improved accessibility in the immediate area.

Main Issues

The relevant policy of the North York Moors Local Plan are Strategic Policies A and J

Strategic Policy A – National Park Purposes – seeks to take a positive approach to new development, in line with the presumption in favour of sustainable development and where decisions are consistent with National Park statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

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.

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Material Considerations

The proposed development would comprise an ancillary facility to the existing holiday park and whilst beyond the limits of the caravans themselves, would be seen in the context of this development and would not have a wider landscape impact.

The proposal would meet with the statutory purposes of the National Park; it would have limited impact on the natural beauty and wildlife of the Park whilst promoting opportunities for the understanding and enjoyment of the special qualities of the Park by the public and providing an additional facility to serve an existing tourism and established tourism development.

As such approval is recommended.

Pre-commencement Conditions

N/A

Decision under the Temporary Scheme of Delegation

N/A

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.