

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2019/0730/FL

Development description

Construction of a two storey side extension to dwelling, creation of car park to serve holiday park and alterations to site entrance

Site address

Lady Cross Plantation Caravan Park, Egton

Parish

Egton

Case officer

Mrs Ailsa Teasdale

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text															
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>															
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Floor Plans as proposed</td> <td>101 04 01 Rev A</td> <td>17 October 2019</td> </tr> <tr> <td>Elevations as proposed</td> <td>101 05 01 Rev A</td> <td>17 October 2019</td> </tr> <tr> <td>Existing & Proposed Entrance</td> <td>101 06 01 A</td> <td>7 November 2019</td> </tr> </tbody> </table> <p>(Not car park layout or entrance lighting -see email dated 24/03/2021)</p> <table border="0"> <tbody> <tr> <td>Car park layout & surfacing as shown in the Entrance- Impact Assessment</td> <td>BA9836AIA</td> <td>4 December 2020</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Floor Plans as proposed	101 04 01 Rev A	17 October 2019	Elevations as proposed	101 05 01 Rev A	17 October 2019	Existing & Proposed Entrance	101 06 01 A	7 November 2019	Car park layout & surfacing as shown in the Entrance- Impact Assessment	BA9836AIA	4 December 2020
Document Description	Document No.	Date Received															
Floor Plans as proposed	101 04 01 Rev A	17 October 2019															
Elevations as proposed	101 05 01 Rev A	17 October 2019															
Existing & Proposed Entrance	101 06 01 A	7 November 2019															
Car park layout & surfacing as shown in the Entrance- Impact Assessment	BA9836AIA	4 December 2020															
3	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.</p>															
4	MATS41	<p>Windows - Match Existing</p> <p>All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be</p>															

Document title

		maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5	MATS00	The entrance walls hereby approved shall be constructed with the appearance of a dry stone wall, using local stone and of the style shown in the the photo submitted by Kieran Robinson on 24 March 2021, unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt there shall be no lighting of the entrance walls.
6	LNDS00	The hardsurfacing proposed shall match that indicated on the proposed Entrance- Impact Assessment BA9836AIA 4 December 2020 unless otherwise agreed in writing with the Local Planning Authority.
7	GACS00	The lighting hereby approved shall be in strict accordance with the location of downlighters shown on the proposed lighting plan and the ground lights adjacent to the entrance shall not be fitted as agreed in the email dated 24 March 2021. Any new lighting in the parking area hereby proposed shall operate on motion sensors and shall be 3000K or less, ideally 2700K (warm white) to minimise the impacts on nocturnal wildlife.
8	HWAY00	Private Access/Verge Crossings: Construction Requirements Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements a. The crossing of the highway verge shall be constructed in accordance with the application plan drawing and the thicknesses and types of material from Standard Detail number E9A.
9	HWAY00	Within 1 month of the date of commencement of the works hereby approved to the access and parking area, the surface water ditch from the high side of the access shall be piped in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority
10	LNDS00	The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out on the plans drawn up by Barnes Associates on the 13/11/2019 and

		submitted to the National Park on the 4 December 2019.
11	MISC00	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 4.2 of the submitted Preliminary Ecological Appraisal carried out by Arbtech dated 24 January 2020
Reason(s) for condition(s)		
Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN01	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 NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.
3	MATS01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM 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.
4	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM 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.
5	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM 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.
6	LNDS00	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
7	GACS00	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, wildlife and in accordance with Local Plan Policy ENV4 which seeks to protect

		dark night skies.
8	HWAY00	In accordance with Policy CO2 of the NYM Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience
9	HWAY00	In accordance with Policy CO2 of the NYM Local Plan and to ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.
10	LNDS00	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.
11	MISC00	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1</p>

		<p>is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3	INFO0	<p>You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>
4	INFO0	<p>It is recommended that the applicant consult with the Internal Drainage Board, the Environment Agency and/or other drainage body as defined under the Land Drainage Act 1991. Details of the consultations shall be included in the submission to the Local Planning Authority. The structure may be subject to the Highway Authority's structural approval procedures.</p>

Consultation responses

Parish

Highways

The Local Highway authority have no objections in principle to the proposals on the understanding that the area of the works that falls within the publicly maintainable highway will be licensed to an approved contractor and is completed to the NYCC Highways specification.

It is assumed that an existing ditch at the back of the highway verge is piped under the existing access. When the access is widened, the pipe will also require to be extended to the revised edge of the access. Therefore conditions are proposed to cover these areas.

Natural England

No objection, based on the plans submitted, Natural England considered that the proposed development will not have significant adverse impacts on statutory protected nature conservation sites.

Publicity expiry

13 August 2020



Front elevation of the House



Rear elevation of the House



Existing entrance to the site



Location of Proposed Car Park



View down entrance towards the main road

Background

Ladycross Plantation Touring Caravan Park, is a large established holiday caravan park located just outside of Egton to the south of the A171.

The site previously gained approval for an extension to accommodate up to 175 touring caravans in 2004. Planning Permission was then granted in 2008 to change some of the touring caravans on site to static caravans. The total number of static van pitches permitted was 60 in total with the remaining 115 pitches being seasonal and touring pitches.

Permission was also granted in 2008 to extend the operating period from eight months to 10.5 months (Mid-March to January inclusive) and also to leave certain 'seasonal' touring caravans on pitches instead of having to move them into a storage area.

Planning permission was granted in 2011 for the re organisation of the 175 pitch caravan site to a 190 caravan pitch site to include the following arrangement of pitches;

42 lodges

10 statics in the middle field with parking (which has the permission from the previous approval)

Seven new touring area (western boundary)

30 new touring area (southern boundary)

Nine new motor homes

Five camping pods

87 existing tourers

Planning permission was also granted in 2011 for the installation of four solar panels on the south facing roof slope of the northern amenity block and eight solar panels (four on each roof slope) of the southern amenity block, for a play area and new entrance walls to the lodge area together with a new water bore hole.

A further application was granted in January 2013 (NYM2012/0785/FL) which allowed the variation of conditions 2, 5 and 7 of the 2011 planning consent to allow the repositioning of lodges and gas storage tank, the extension of the opening times together with the siting of storage boxes to the rear of the seasonal caravans. Application NYM2012/0785/FL was original submitted to include the extension of the opening times for the caravan park from 10.5 months to 12 months however following discussions with the Planning Officer this was amended to 11 months.

Under NYM/2014/0411/FL permission was refused for a variation of Condition 5 of NYM2012/0785/FL to allow the holiday park to remain open for 12 months of the year.

Under this application permission is sought for the construction of two storey side extension to dwelling, creation of car park to serve holiday park and alterations to site entrance.

The proposed extension takes the form of a two storey side extension, set down slightly from the ridge and front and rear elevation. Internally at ground floor level the space will provide additional lounge space and at first floor level it will provide two ensuite bathrooms and access to the loft space in a mezzanine area above.

The alterations proposed to the access includes widening it and installing new entrance barriers and the replacement of the existing timber fencing with a curved drystone wall on each side of the entrance. An advertisement consent application has also been submitted to use these walls to display the site's name. The existing sign under a timber canopy will be relocated too.

Also proposed as part of this application is an area of additional parking outside of the security gates to the site for overflow and visitor parking. This area will be tarmacked den the central strip with gravel set within a grid system under the parking spaces. The area will be lit with the same type of lights that already exist down the access driveway and theses will work on a motion sensor to reduce the impact of the area on wildlife and the National Park's Dark Night Skies.

Originally the proposed signage on the entrance wall was proposed to be illuminated however this element has since been removed from the application.

Main issues

The application comprises 3 distinctive elements, the house extension, the car park and the entrance alterations. As the site is isolated and set within an area of woodland, the proposal will not have any impact on any neighbouring property, however the impact on the setting and wildlife needs to be taken into consideration.

Local Plan

The Local Plan policies relevant to this application are CO17 – Householder Development and Strategic Policy J – Tourism and Recreation.

Policy CO17 - Householder Development states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where: the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and the development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met: Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and the design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Strategic Policy J - Tourism and Recreation states that tourism and recreation development will be supported where:

It is consistent with the principles of sustainable tourism set out in paragraph 5.4;

It does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset;

It provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;

It 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; and

It does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Considerations

The proposed domestic extension is similar in style to that of the main house, but is slightly subservient to the existing main part. The increased floor area is well below the allowed 30% and therefore the proposal is considered to accord with the policy requirements.

The proposed access alterations have been amended to ensure that there is not excessive lighting in the open countryside which is not acceptable under Policy ENV4. The proposed physical alterations are considered to be appropriate for the setting.

The design of the new overflow parking area has been amended slightly following a tree report being undertaken. The proposal now takes into account the roots of the trees which will remain on site. A Preliminary Ecological Appraisal has also been undertaken and whilst the report contains some errors the Authority's Ecologist accepts the conclusion that protected species/habitats are unlikely to be materially affected by the proposals, although they have suggested that the recommendations and enhancements of the report (Section 4.2) should be conditioned.

The lighting associated with the proposal has been amended during the consideration of the application and now only the existing trough light set within the canopy sign will remain at the entrance to the site, the new entrance walls will not be lit. Lighting along the entrance driveway and within the parking area will operate on motion sensors and the strength of light has been conditioned so as not to have an adverse impact on nocturnal wildlife.

Conclusion

The application is now considered to be accompanied by all the necessary reports and supporting information to confirm that the proposal can be accommodated in this woodland location without having an adverse impact on the landscape setting and wildlife that live within it. The proposal is therefore considered to accord with the requirements of Policy CO17 and Strategic Policy J and therefore approval is recommended.

Pre-commencement conditions

Highways Conditions 8 & 9 are pre-commencement conditions and have been agreed in writing with the applicant.

Explanation of how the Authority has worked positively with the applicant/agent

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.