

# North York Moors National Park Authority

## Delegated decision report

### Application number

NYM/2021/0398/FL

### Development description

Temporary use of land for the siting of a touring caravan for residential occupancy

### Site address

Lodge Hill Farm, Egton Grange

### Parish

Egton

### Case officer

Mrs H Saunders

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	TIME00	The permission hereby granted is valid only for 18 months from the date of this permission and the caravan shall be removed from the site upon substantial completion of the renovation works of the main dwelling on site or before this consent expires, whichever is the sooner. The site shall be restored to its former condition before the expiration of the 18 month period hereby permitted.
2	PLAN02	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	RSU000	The temporary caravan hereby permitted shall only be occupied by the owners (and their dependants) of the main dwelling known as Lodge Hill Farm during the course of the renovations of the main dwelling on site. The caravan shall cease to be

		occupied upon substantial completion of the works and the caravan shall not be occupied by any other persons or for any other basis without a further grant of planning permission from the Local Planning Authority
<b>Reason(s) for condition(s)</b>		
<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN00	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	RSU000	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 the accommodation has been permitted in this instance to meet the specific needs during renovation works of the existing dwelling for the business operating from the site in accordance with Strategic Policy A of the Local Plan.

### Consultation responses

#### Parish

No objections

#### Third party responses

None

#### Publicity expiry

Site notice expiry date – 24 June 2021

Main house in centre of photo and caravan to be sited in front of outbuilding to the right



Caravan to be sited in front of this outbuilding



## Background

Lodge Hill Farm is located roughly 2km south-west of the main built up area of Egton Bridge. The site lies in fairly isolated surroundings adjacent to Park Hole Wood.

The site comprises a stone and slate farmhouse, along with a range of attached and detached traditional stone and pantile outbuildings, to the west, east and south.

Planning permission was granted in 2020 to renovate the farmhouse and convert the range of outbuildings into holiday accommodation with ancillary office accommodation. It was proposed to convert the eastern range of outbuildings into 3 holiday lets and convert the outbuilding to the south to provide a one bedroom self-contained holiday apartment and two units of ramblers accommodation, with the remainder of the building providing a games room.

The site was subsequently sold and the new owners submitted a revised scheme in 2021 to renovate the farmhouse and re-build the single storey outshot as additional living space to serve the main house; demolish the part of the L-shaped outbuilding and create a one bedroom holiday unit from the remaining building – as previously approved.

The applicant wishes to live on site whilst the building works are being undertaken. Consequently, temporary permission is sought for the siting of a temporary caravan on the site. Planning permission is required because the applicant will not be the primary builder.

The caravan would be sited in front of the larger range of outbuildings to the south of the site. The applicant has requested a period of one year.

## Main issues

### Local Plan

The relevant policy to consider with this application with this application is Strategic Policy A (National Park Purposes ) which 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.

The proposed caravan is required for a temporary period as a result of the approved replacement dwelling. The caravan would be well sited within the site so as not to be visually intrusive in the immediate or wider landscape.

The applicant has requested a 1 year permission but a temporary permission for 18 months is recommended in order to provide an element of flexibility in terms of timescales.

It is considered that provided the caravan is removed by the end of the 18 months, the proposal would be acceptable.

In view of the above, a temporary 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.