

North York Moors National Park Authority

Plans list item 6, Planning Committee report 22 July 2021

Application reference number: NYM/2021/0182/FL

Development description: use of land for the siting of 6 no. holiday lodges with associated hard surfacing and landscaping works (revised scheme following refusal of NYM/2020/0203/FL)

Site address: Runswick Bay Caravan & Camping Park, Hinderwell Lane, Runswick Bay

Parish: Hinderwell

Case officer: Mrs H Saunders

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard three year commencement date
2	PLAN02	Strict accordance with the plans/specifications or minor variations
3	RSU000	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.

4	RSU000	<p>The caravans and lodges within the application site shall only be occupied in accordance with the following criteria:</p> <p>the caravans and lodges are occupied for holiday purposes only;</p> <p>the caravans and lodges shall not be occupied as a person's sole, or main place of residence;</p> <p>the site operator shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.</p>
5	RSU000	<p>The holiday units hereby permitted shall be managed from and remain part of the curtilage of the existing business known as Runswick Bay Caravan and Camping Park, Runswick Bay and shall not be managed, 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.</p>
6	GACS00	<p>No external up-lighting shall be installed on the development hereby permitted and no external lighting shall be installed until details of lighting have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded to prevent upward and minimise horizontal light spill. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.</p>
7	MATS00	<p>The external surface of the roof of the buildings hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.</p>
8	MATS00	<p>The external elevations of the cabins hereby approved shall, within three months of first being brought into use, be clad in dark stained timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.</p>

9	DRGE00	The site shall be developed with separate systems of drainage for foul and surface water on and off site.
10	DRGE00	No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
11	LNDS02A	Landscaping scheme to be implemented – large scale development/general development
12	LNDS03	Trees/hedging to be retained
13	MISC00	If the use of the holiday cabins 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.
14	MISC00	Any piles of spoil, stone, rubble or wood created on site shall be moved between October and March unless carefully checked and dismantled by hand first to look for newt presence. If any Great Crested Newt are found work must immediately cease and Natural England contacted for further advice. Any areas of long vegetation to be cleared prior to development must be cut in stages to prevent impact on any animals present, with an initial cut no lower than 10cm to be left for 24 hours before a further cut is made down to ground level.

Informative(s)

Informative number	Informative code	Informative text
1	HWAYINF12 B	Adjacent public rights of way
2	MISCINF02	Coal referral area

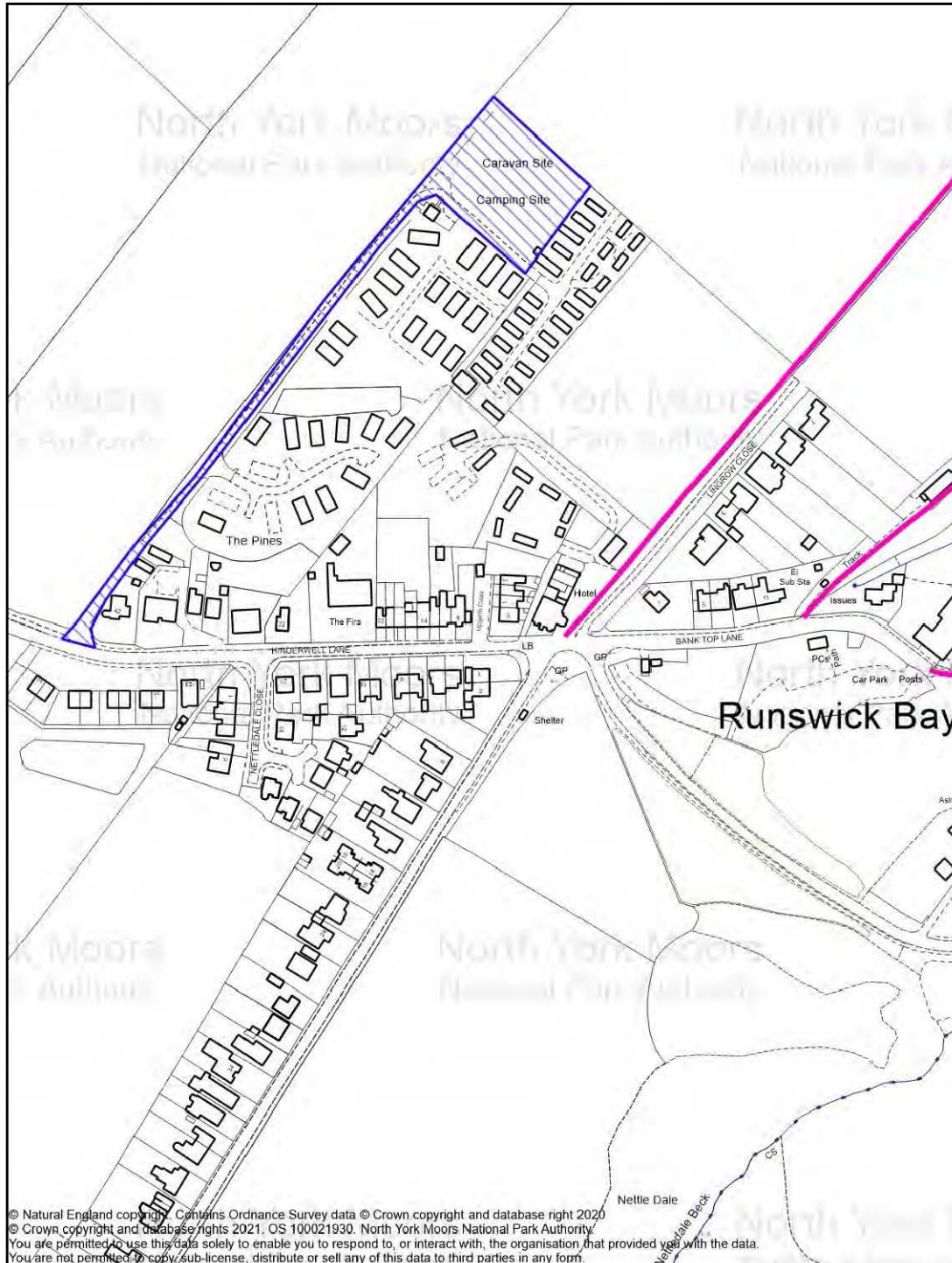
Map showing application site



North York Moors
National Park
Authority

Application Number: NYM/2021/0182/FL

Scale: 1:2500



View into application site from existing caravan site access road



Consultation responses

Parish

11 April 2021 - This is the only site in Runswick Bay that takes caravans and tents. To move this trade to Hinderwell, which is the proposal in a linked planning application (NYM/2021/0183/CU) is not considered viable. There are already plenty of holiday lodges situated on this site and there should be a variety of accommodation types to cater for all visitors. We consider more lodges to be an overdevelopment of this area creating a substantial burden on the local infrastructure especially the waste water system, which is constantly under strain. More lodges and more roads and hard surfacing will increase the flooding problems on Hinderwell Lane, which is a known area for flooding. Properties flooded in the winter of 2020/2021 so we would ask that this is taken into consideration.

Highways

26 March 2021 – No objections. The applicant has a valid permission for an existing caravan and camp site. The access is constructed and is sufficiently wide to allow car and caravan entry and exit. The current proposal is not expected to have a significant impact on the highway.

Yorkshire Water

28 May 2021 – No objections subject to conditions regarding waste water. Sustainable Drainage

Third party responses

Miss T Connorton, 27 Hinderwell Lane, Runswick Bay

06 April 2021 – Object. I have lived here for seven years now and since these new lodges have been in place more and more water comes down from the caravan park land and adds to the already flooding road, in January this year eight houses along Hinderwell Lane were flooded. Plus the volume of traffic is already high.

Consultation expiry

20 April 2021

Background

Runswick Bay Caravan and Camping Park is located on the north western edge of the upper part of Runswick Bay. The site is bounded to the northeast and southwest by a line of hedgerow with more recently planted hedgerow and trees to strengthen these boundaries. There are open fields and the Cleveland Way National Trail long distance footpath beyond.

Planning permission was granted in 2014 to develop the types of accommodation on the site, from the previous split between tents, touring caravans and static caravans, to

NYM/2021/0182/FL

11 new double unit caravans on the site to effectively provide chalet type accommodation. It was proposed that these be located in an area which has been used for touring caravans and tents.

This permission was varied in 2016 to increase the number of units from 11 to 13, by increasing the number of vans on the northern boundary from four to six. This resulted in a planning permission for the total statics on site to be 37 units.

The original site was subject to a certificate of lawful use which determined the seasonal opening times for the site as a whole and the above permission included a variation for the opening times to allow occupation for 11 months of the year.

Permission was then granted later in 2016 to allow the holiday park to be open all year round and also to site an additional 18 twin-unit lodges on an area of the site used for touring caravans and tents, with an area at the northern corner of the site would remain available for up to 22 touring caravans or tents.

Permission was then granted in 2017 to use the existing twin unit manager's accommodation as a holiday lodge and to site a new twin unit lodge to be used as manager's accommodation. The proposed managers unit was to be located at the north western part of the site, within the field used for touring caravans and tents, with additional landscaping around the unit.

Planning permission was then refused in 2020 to site nine twin unit lodges on the touring caravan/camping field at the northern corner of the site and to convert the existing office into an owners lodge and office. This application was refused for the following reasons:

1. The proposal would not constitute a small scale expansion of this existing site and is not located within an established area of woodland which provides a setting for the proposed development or screen it from long distance views, including from the Cleveland Way long distance footpath. It would therefore result in a form of permanent development which, due to lack of woodland screening, would be harmful to the visual amenities and special qualities of this part of the National Park contrary to Development Policy 16 of the NYM Local Development Framework.
2. The proposal would result in a more intrusive form of development than the existing touring caravan and tent use of this field, by reason of the permanent nature of the development in contrast to the more intermittent seasonal use by touring caravans and tents. Furthermore, the proposal would increase pressure on the Authority to release other sites to provide for tents and caravan development so as to achieve a range of tourism type accommodation to meet the second purpose of National Park designation and allow short term stay visitors to enjoy the special qualities of this National Park. As such the proposal would be contrary to the objectives of Core Policy A of the NYM Local Development Plan which seeks in part to ensure the scale and nature of tourism based opportunities diversify the rural economy.

Since that refusal additional hedgerow planting has been undertaken and has had time to establish, and this current application seeks permission for a revised and reduced scheme to that refused in 2020. Permission is sought for the siting of six (rather than NYM/2021/0182/FL

nine) timber lodges on the field that is currently used as the touring caravan and camping pitches.

In support of the application, it is stated that:-

Additional landscaping screening has been undertaken and the lodges can be carefully sited to minimise the visual impact of what is already a camping and touring field. The application seeks to address the previous reasons for refusal and address market demand for lodges in a highly attractive tourist location.

Additional screen planting including 2m high rush fencing has been undertaken around the perimeter of the site which supplements the pre-existing outer perimeter boundaries. A new 1.75m - 2m high Beech hedge has been planted along the western side of the site along the existing post and rail fence. Inside this, higher density shelter belt of various native species have been planted and the existing substantial Hawthorn hedge on the northern boundary acts as important visual and wind shelter belt for the new planting within.

In terms of the loss of the camping facilities, the applicant owns another site in Hinderwell where planning permission has been recently granted to increase the number of tent pitches there.

Main issues

Local Plan

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 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.

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
NYM/2021/0182/FL

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. Scale may vary according to the type of accommodation and the sensitivity of its location. Small scale 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 at 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.

Material considerations

The expansion into this field with more permanent development than the existing seasonal camping and touring caravans was previously resisted as it was considered that it would result in a more intrusive form of development than the existing touring caravan and tent use.

However, additional planting has been undertaken since then and the number of units reduced from nine to six which allows further planting as part of these proposals, and therefore a less intrusive form of development.

The site is part of an existing well established cabin, caravan and camping site, and whilst this proposed development would infill an outer corner of the main body of the site, it would be seen in the context of the existing caravan and cabin development and on balance it is considered would not have a detrimental impact on the character of the wider landscape.

Concerns were also expressed with the previous application that the proposal would increase pressure on the Authority to release other sites to provide for tents and caravan development so as to achieve a range of tourism type accommodation to meet

the second purpose of National Park designation and allow short term stay visitors to enjoy the special qualities of this National Park.

However, Policy UE2 of the newly adopted Local Plan does not specifically resist the replacement of one type of small scale tourism development with another and the proposal is considered to meet the requirements of this Policy. The applicant's agent has made reference to a companion application at Serenity Campsite in Hinderwell, to provide additional camping pitches. This application has been approved, however, that development cannot be tied together by condition.

The previous refusal was very much a balanced judgment which weighed more heavily to a recommendation of refusal. However, this revised scheme with reduced numbers and some additional planting is considered unlikely to have a detrimental landscape impact and meets the objectives of Strategic Policy J and Policy UE2 of the North York Moors Local Plan. On balance, it is not considered that a recommendation of refusal could now be supported.

In addition to the Parish Council concerns expressed regarding the loss of tent pitches which has been addressed above, they have also expressed concerns regarding water run-off. Yorkshire Water has advised that the issue raised is an operational matter, separate from planning legislation and the Parish Council need to let Yorkshire Water know of any problems for investigations by field operations teams to see what's going on, taking into account surface water from surrounding land (land owner responsibility), road gullies not cleaned out by highways, any blockages etc. However, Yorkshire Water has advised that it is likely that the same conditions that were recommended for the 2020 application will be included in their reply to this application.

Conclusion

Consequently, in view of the above considerations, the proposal is considered to be in accordance with NYM Local Plan Strategic Policy J and Policy UE2 and the objectives of the tourism policies contained in the NYM Management Plan and approval is recommended.

Pre-commencement conditions

Not applicable

Contribution to Management Plan objectives

Approval is considered likely to help meet Policies B1, B2, B3 and B4 which seek to increase visitor spend, improve opportunities for visiting the National Park outside the traditional peak seasons, specifically promote overnight accommodation and improve the quality and variety of tourism accommodation.

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.