
From: Awa Sarr
Sent: 19 August 2021 10:46
To: Jill Bastow
Cc: Planning
Subject: Re: NYM/2021/0543/FL Scarborough West Ayton Club Site
Attachments: CEA1740 - CC AYTON TB-1-80 - YO13 9JD - As Designed BRUKL.pdf; CEA1741 - CC AYTON TB-2-80 - YO13 9JD - As Designed BRUKL.pdf; CEA1740 - CC AYTON TB-1-80 - YO13 9JD - Predicted EPC.pdf; CEA1741 - CC AYTON TB-2-80 - YO13 9JD - Predicted EPC.pdf; DATA Timber 2 Bay Team Swing JTSW(2).pdf; WES-2021-P-010A - Site Location Plan.pdf; Design and Access Statement Rev-A.pdf; DATA Boogie Woogie Plus (Plastic Slide) JB-BOO1.pdf; WES-2021-P-442A - Proposed Tractor Store.pdf; WES-2021-P-103A - Proposed Site Plan.pdf

Dear Jill,

Please find the attached additional/amended documents which address all your queries.

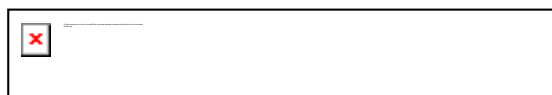
Do not hesitate to contact me if you require further information or clarity.

Kind regards,

Awa Sarr

Lead Architectural Designer
BSc(Hons), ACIAT
Estates
Caravan and Motorhome Club

W: www.camc.com



On Tue, 3 Aug 2021 at 15:35, Jill Bastow

wrote:

Dear Awa

Thank you for the floor plans and elevation for the proposed replacement tractor store/workshop building. I note that the length of the building is annotated at 21.175m yet on the submitted Site Location Plan and Site Plan the building scales at 13m in length. I would be grateful if you could check to ensure that the red edge on the Site Location Plan and the annotation of the Site Plan correspond with the proposed floor plans.

I also note that the existing games room which is to be refurbished/enclosed as part of the CAMC proposals for this site is not outlined in red on the Site Location Plan. This also needs to be addressed.

The proposals also include a proposed new play area for younger children and a MUGA. I will require details of the proposed play equipment which should include sizes/heights and colour as with the previous application for the existing play area, see:

http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLP_L_DC_PLANAPP&key=812038&iWgrnzsWW4I=aH8Pp24Bn4U I also note that no reference is made in your Design and Access Statement makes no reference to the MUGA.

The application is now valid with a target decision date of 6 September 2021 and I have posted the site notice so I would be pleased to receive the additional/amended information at your earliest convenience to avoid any delay to the application.

Kind regards,

Jill Bastow

Senior Planning Officer

North York Moors National Park Authority
Old Vicarage
Bondgate
Helmsley

YO62 5BP

01439 772700 (switchboard)

www.northyorkmoors.org.uk

Please note my working hours are Tuesday, Thursday & Friday 9.15am – 2.15pm, Wednesday 9am - 5pm

From: Awa Sarr
Sent: 03 August 2021 12:13
To: Planning <planning@northyorkmoors.org.uk>
Subject: Re: NYM/2021/0543/FL

Hello,

Please find the attached existing and proposed floor plans and elevations of the tractor store'

can we please register the application whiles we work on getting the correct information regarding, Policy ENV8 of the NYM Local Plan?

I look forward to hearing from you,

Kind Regards,

Awa Sarr

Architectural Technician

BSc(Hons), ACIAT

Estates

Caravan and Motorhome Club

W: www.camc.com





On Mon, 26 Jul 2021 at 11:54,

wrote:

Reference: NYM/2021/0543/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP
Tel: 01439 772700
www.northyorkmoors.org.uk



North York Moors
National Park

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www.northyorkmoors.org.uk

Jukebox – Boogie Woogie Plus



NY MNPA

19/08/2021



Option A-
Dark Blue/Yellow



Option B-
Purple/Lime Green
(Shown)



Option C-
Green

Code – JB/BOO/*1

Age

5-12 years

Materials

Laminated Timber

Compact Grade Laminate (CGL)

Galvanised or Painted Mild Steel

Nylon Steel Cored Rope

LLDPE Slide

Various Plastic Mouldings

A junior modular tower system comprising of:

- 2 x Square Towers (1.9m)
- Angled Tower (1.5m)
- Slide (1.9m)
- Twisted Scramble Net (1.9m)
- Spiders Web
- Spinball Play Panel
- Climbing Wall (1.5m)
- Rope Ramp (1.5m)
- Rope Climb (1.9m)
- Inclined Net Pit
- Lookout Tower
- Bubble Play Panel

Technical Information

Equipment Dimensions

Length / Width / Height **6.9m x 5.9m x 3.8m**

Surfacing and Area Required

Recommended Minimum Space
L/W/H **10.8m x 9.4m x 5.0m**

Max Gradient of Ground **1 in 50**

Free Height of Fall **1.9m**

Impact Area **68.56m²**

Synthetic Area
(i.e. EPDM / Wetpour / Synthetic Grass etc.) **66.35m²**

Loosefill at 250mm
(i.e. Bark / Cushionfall / Sand) **20m³**

Grasslok Tiles **82m²**

Installation Information

Steel Ground Fixed

Surface Fixed
(if different)

Installation Time **2 Person(s) 17 Hour(s)**

Overall Weight **1156kg**

Heaviest Part **40kg**

Largest Part **2.4m x 0.9m x 0.6m**

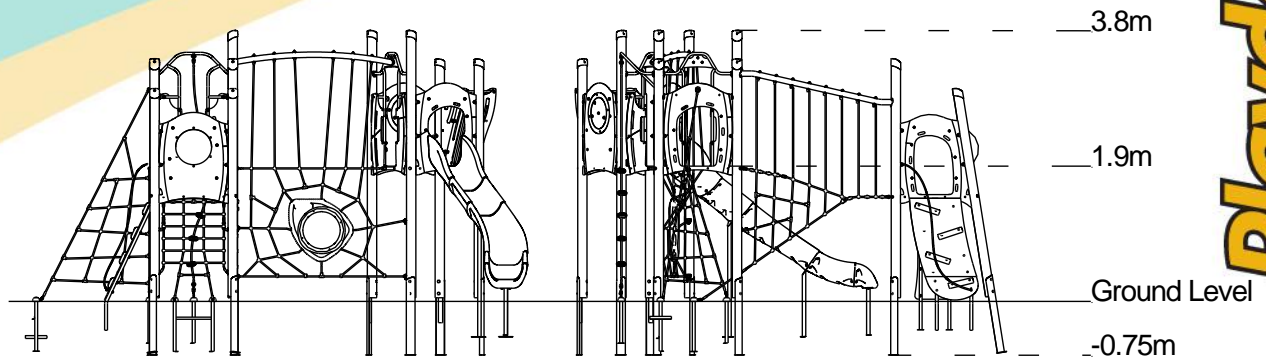
Longest Part **3.7m**

Concrete Required **1.1m³**

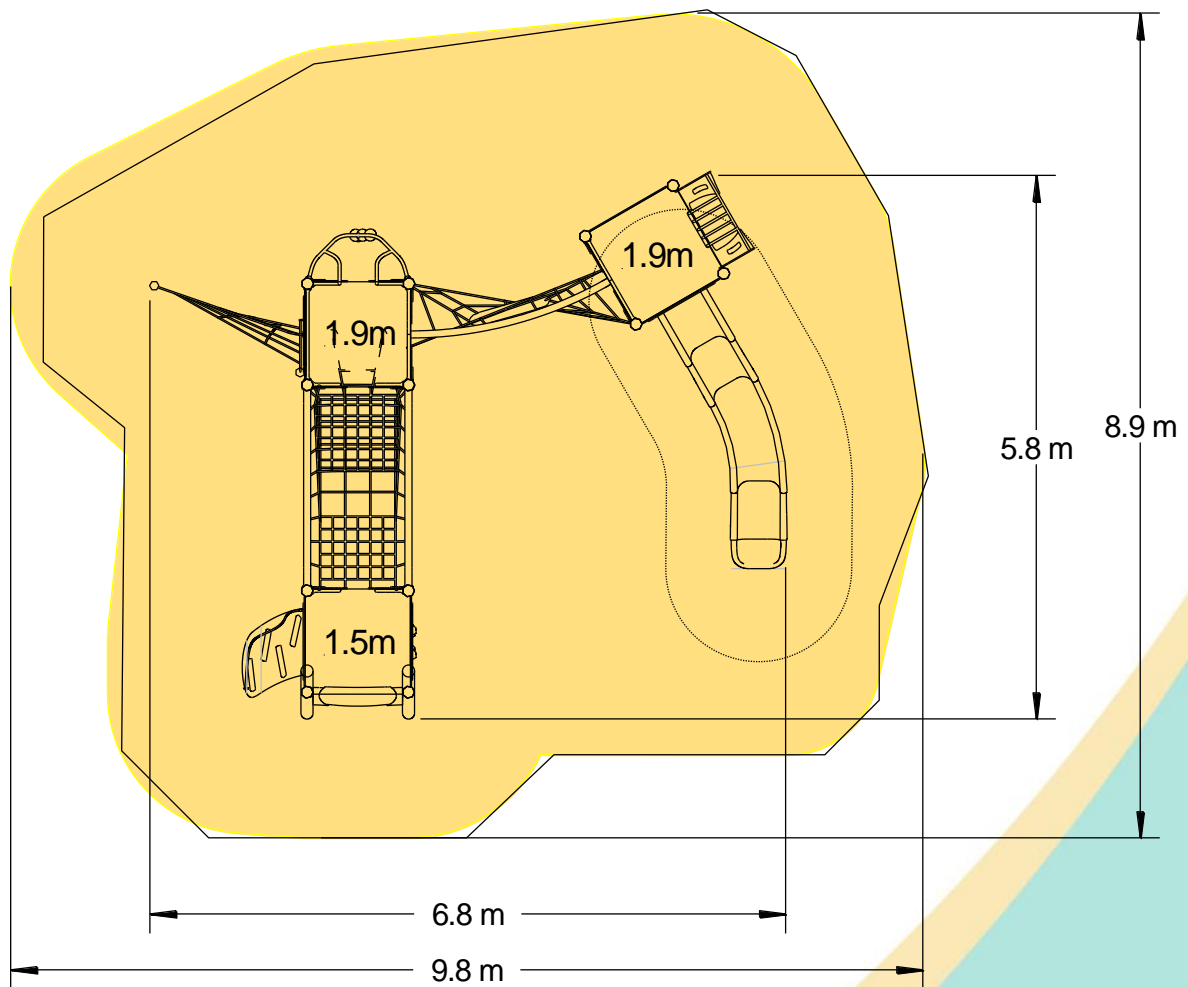
Certified to EN 1176

[Click here for more information & downloads](#)





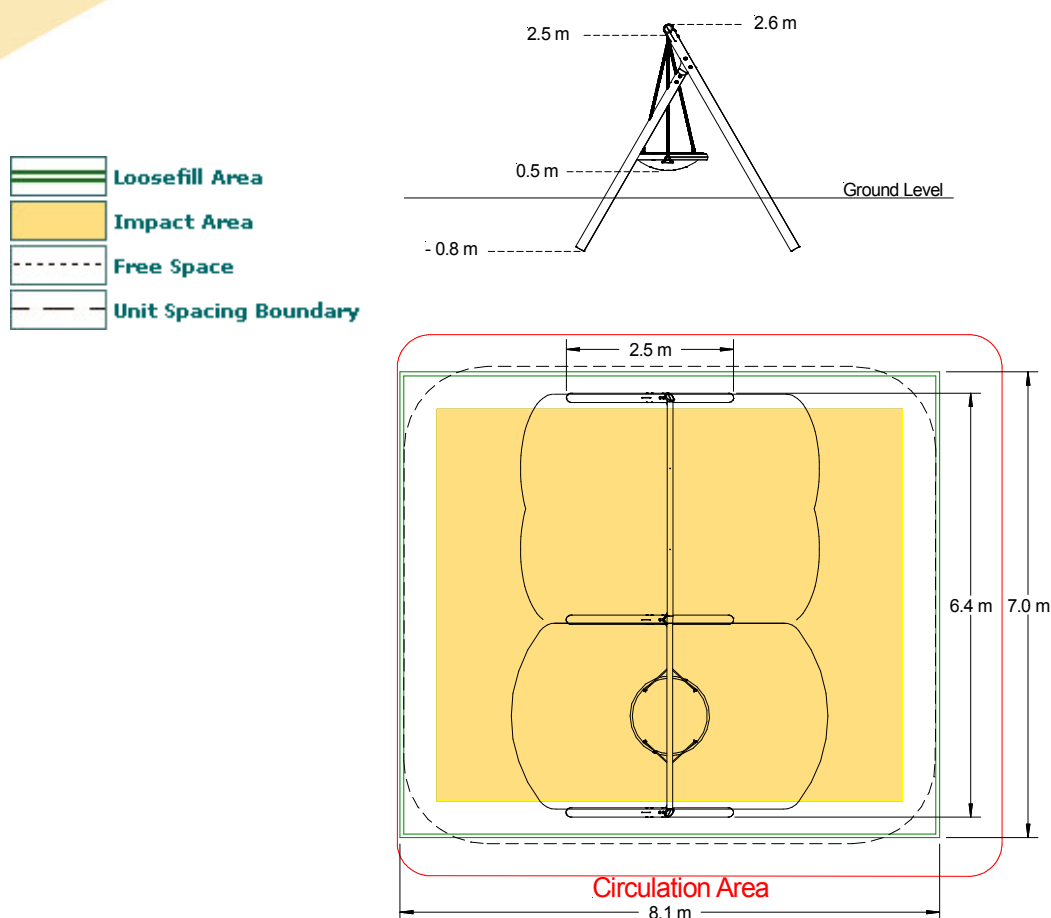
- Impact Area
- Free Space
- Synthetic Area



[Click here for more information & downloads](#)



Traditional Play – Junior Swing (2 Bay) Team Swing Timber



Team swing can be placed on either side

Technical Information	
Equipment Dimensions	
Length / Width / Height	6.4 x 2.5 x 2.6m
Surfacing and Area Required	
Minimum Space Required L/W/H	7.0 x 8.1 x 4.1m
Max Gradient Of Ground	1 in 50
Free Height Of Fall	1.6m
Impact Area	41.28m ²
Loosefill At 250mm	14m ³
Bark / Cushionfall / Sand	
Grasslok Tiles	52.5m ²
Installation Information	
Overall Weight	370 kg
Heaviest Part	47 kg
Largest Part	3.5 x 0.3 m
Longest Part	3.9 m
Concrete Required	0.4m ³
KITEMARKED TO BS EN 1176	



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**CARAVAN AND
MOTORHOME CLUB**

NYMNPA

19/08/2021

Design and Access Statement Rev-A

SCARBOROUGH (WEST AYTON) CARAVAN AND MOTORHOME CLUB SITE

This statement relates to the proposed site re-development works which includes the replacement of the 2No. amenity blocks and calor gas compounds, the provision of a wardens utility pod, the replacement of the tractor shed/workshop to the rear of the reception, the provision of more all-weather pitches and the necessary access roads, the refurbishment of the service points, motorhome waste point, the installation of electrical car charging points and the installation of a soakaway.



Contact Details:

Applicant: Caravan and Motorhome Club
Name: Awa Sarr
Email:
Address: East Grinstead House
East Grinstead
West Sussex
RH19 1UA

Site Address:

Scarborough (West Ayton)
Caravan and Motorhome Club Site
West Ayton
Scarborough
North Yorkshire
YO13 9JD

BACKGROUND

The application site comprises a field, approximately 8.3 in area, Scarborough West Ayton caravan Site in North Yorkshire, is attractively set on several levels amongst some gorgeous natural greenery. The caravan site makes for an ideal holiday location, with walking, cycling, horse riding, games pavilion, pool tables, table tennis and outdoor play facilities on hand. There is also a great dog walk on site and other lovely dog walks nearby. There's plenty to do locally to suit every taste, with some quaint pubs and restaurants to discover.

Scarborough is within easy distance from the Scarborough West Ayton Club Site and offers plentiful safe bathing, the dramatic RSPB Reserve at Bempton Cliff, funfairs for thrill seekers, a Sea Life Centre rich with aquatic life and loads of restaurants to satisfy the appetite. There's a park and ride option, allowing you to easily access the town without a car.

PROJECT

The development proposes demolition of upper and lower toilet blocks replacing with new together with re-alignment of adjacent pitches and the removal of affected trees, the replacement of the motor van waste points adjacent to new toilet blocks, new Calor gas tank compound next to each toilet block.

Planning permission is sought to extend the existing caravan site into the adjacent field by providing 7No. Premium serviced pitches and the construction of a tarmac access road

1. Toilet Block

It is proposed to demolish both existing blocks and replace them with new facilities that meet the current standards. The same size amenity block will be erected on both sides of the site, replacing the existing. The reasoning to two blocks is for easy access, limiting the traveling distance and to cater for everyone occupying the site. The building is to be constructed using red facing brick, uPVC doors and windows, dark grey roofing tiles and bat boxes integrated into gable ends.

Upper TB

Existing pitches adjacent to the toilet block would require realigning.

Lower TB

Few trees would need to be felled in order to space sufficient space for the proposed toilet block (please refer to tree survey).

2. All-Weather Pitches

The constructing of 12No. All-weather pitches.

3. Serviced Pitches

The club is proposing to install 17No. new serviced pitches which consists of an individual ground level inlet to accept grey water. Further shared facilities include illuminated electrical hook up bollard and drinking water

17No. existing standard all-weather pitches are to be upgraded to serviced pitches

4. Premium Pitches

The Premium pitches are something the site does not currently hold, These are 11x9m pitches with 5m separation finger, providing individual facilities, including all-weather pitching surface, illuminated electrical hook up bollard, facilities for drinking water, an individual ground-level connection to accept grey water disposal, a hedge between each pitch for privacy.

4No. Premium pitches are to be installed on the existing touring site and additional proposed 7No. Premium pitches to the southern corner of the recreation field which are all accessed from the new tarmac roads.

We have found through extensive testing and evaluation that the design of the all-weather pitch offers the best access to those with mobility issues and their installation will offer a high level of usability under the Equality Act 2010.

All-weather caravan pitches are especially popular with the elderly, who make up a large proportion n of our membership, as they offer a more uniformed pitching surface than grass.

The pitches are constructed using loose stone chippings resulting in a free-draining medium that allows continual use during periods of inclement weather. They are a porous surface, so they do not result in any increased flood risk. The stone chippings will be to match the existing already present on site.

5. Games Room

The existing games room will be modified, enclosing all the open areas so that it could be used during summer as well as the colder weather periods. This is to be done by using timber cladding to match existing building material.

6. Motor Van Waste Point

The existing 2No. Motor van waste points are to be replaced with new, this include the provision of an open style grille for the motorhome users.

7. Tractor Store

General improvements are required to the warden's compound and all areas disturbed to be made good. The intention is to demolition existing covered tractor and covered store and erect a new like for like replacement.

8. Wardens Utility Pod

The Caravan Club is proposing to install a new warden's utility pod which consists of a bathroom and a small kitchen, the pod will be constructed with vertical timber external cladding, felt roof and uPVC doors and windows.

9. Play area

The smaller children's play equipment to be relocate from the southern corner of the site to the recreation field, to include a wetpour surfacing,

The proposed play equipment's to consist of a Blue/Yellow Jukebox Boogie Woogie Plus and a Timber (Double Bay) Junior Swing Frame Only with Shackles, Flat Seat and Cradle Seat. (Please refer to specification sheet for more information)

10. Multiuse Games Area

Install permeable tarmac 'green' surface to blend in with the surrounding grass and a mesh goal.

PROPOSED USE OF THE DEVELOPMENT

1. The site will be used as a touring caravan site

OVERVIEW

2. The Caravan and Motorhome Club operates over 200 sites throughout the United Kingdom, providing touring and storage caravan pitches for its membership of 350,000 families. The Club's ethos is to create attractive and well-managed caravan sites to a high standard.
3. The Caravan and Motorhome Club is committed to a policy of equality, inclusion and accessibility in the delivery of its services to members of the public and in the employment opportunities afforded to existing and future employees where health and safety dictate that this is practical.
4. The Caravan and Motorhome Club fully recognise the diversity of cultural, religious and individual abilities of its members and employees and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the management practises and procedures it adopts where health and safety dictate that this is practical
5. By its very nature caravanning is a difficult activity for people with certain disabilities to partake in fully – the levelling of a caravan or the erection of an awning for example. Because of this, site users with disabilities are generally accompanied by an able bodied companion capable of assisting with many tasks.

6. In spite of this The Caravan and Motorhome Club is committed to ensuring that the facilities it provides, uses and manages afford its members, clients and employees the opportunity to maximise their individual abilities and enjoy safe and, wherever possible independent participation.

INFLUENCING LEGISLATION AT OPERATIONAL LEVEL

7. The Caravan and Motorhome Club acknowledges that works to the site presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed upon them by the Equality Act 2010 as a service provider and employer.
8. The Caravan and Motorhome Club currently carries out programmes of review for compliance with legislation related to health and safety and fire precautions.
9. The Caravan and Motorhome Club are committed to on-going reviews of any issues related to physical barriers, management practises and procedures which may affect accessibility.
10. The Caravan and Motorhome Club is also committed to ensuring that stringent levels of inspection, reporting, feedback and action associated with those areas of health and safety and fire regulations it is responsible for, are applied and linked to an on-going accessibility strategy.

EFFECTIVE ON-GOING MANAGEMENT

11. Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by the Caravan and Motorhome Club's health and safety officers.
12. The Caravan and Motorhome Club have utilised the services of an external specialist to carry out an independent audit to assess access to its buildings, it uses and the management practises and procedures it adopts with regard to meeting the needs of disabled people.

STAFF DEVELOPMENT AND TRAINING

13. The Caravan and Motorhome Club is committed to undertaking a structured programme of regular reviews of new technologies, constructional developments and training to ensure that the on-going and evolving obligations imposed by the Equality Act are met.

PROPOSED USE OF THE DEVELOPMENT

14. The site will be used solely as a touring caravan site.

INTENTIONS

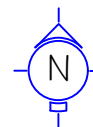
15. The Caravan and Motorhome Club is a national and world renowned organisation that wishes to upgrade and refurbish their current portfolio of sites within the UK network as part of an ongoing programme to maintain the standards expected by their members and to meet the needs of current legislation.

16. The Caravan and Motorhome Club fully intend to comply with current regulations and good practice to make the proposed improvements as accessible as practical to both members of the public and employees. This is in line with local Planning Policy, Building Regulations and the obligations imposed upon the Club as a service provider under the Equality Act.



NYMNPA

19/08/2021



AMENDED

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Status	PLANNING			
Revisions				
	A	Plan amended to suit	17/08/2021	AS

Project/Site	CARAVAN & MOTORHOME SCARBOROUGH WEST AYTON CLUB SITE		
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Title	SITE LOCATION PLAN		
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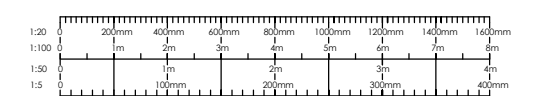
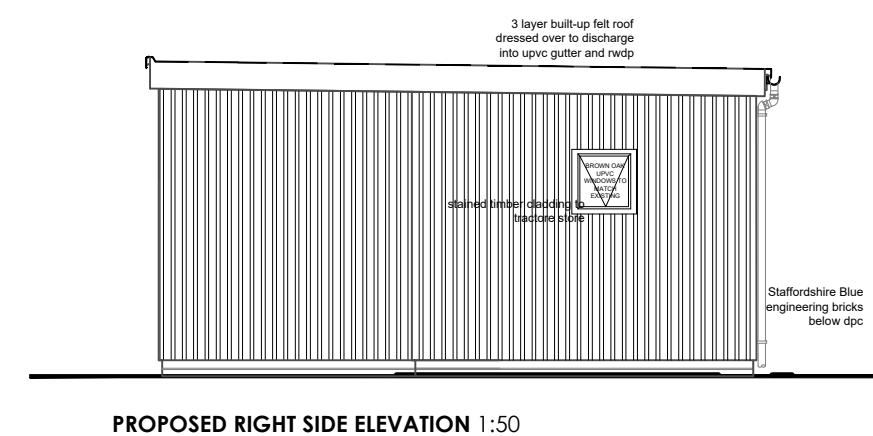
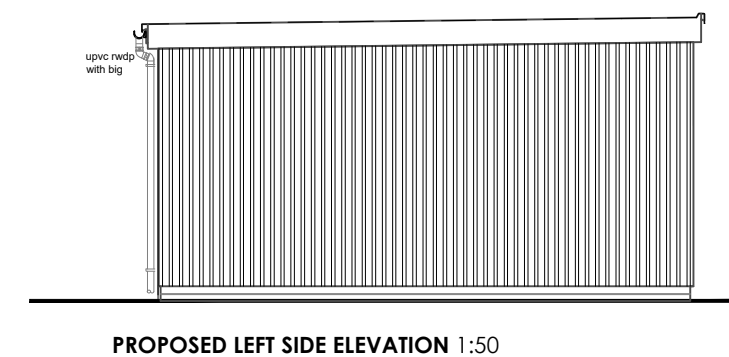
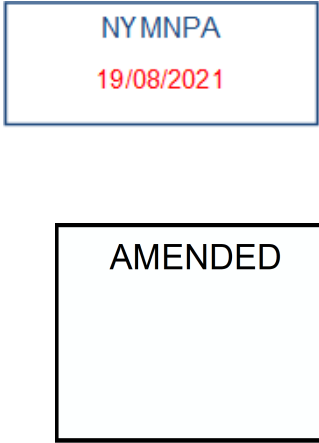
Drwg no. WES-2021-P-010	Date APR 21	Drwn. by JS
	Checked by AS	
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Estates Department, East Grinstead House,
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Status				
<h1>PLANNING</h1>				
Revisions				
A	Layout adjusted to suit		16/08/2021	AS
Project/Site	WEST AYTON (SCARBOROUGH) CARAVAN AND MOTORHOME CLUB SITE			
Title	PROPOSED TRACTOR STORE PLAN & ELEVATIONS			
Drwg no.	WES-2021-P-442		Date	28/07/2021
			Checked by	
Scale	1:50 @A1		CAD Ref	WES-2021-P-440

