

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0576/FL

**Development description:** use of land for the siting of 7 no. camping pods and 1 no. shepherds hut in lieu of 8 no. existing seasonal touring caravans, relocation of 2 no. existing caravan pitches and installation of solar panels on existing buildings

**Site address:** Whitby Holiday Park, Saltwick Bay,

**Parish:** Hawsker-Cum-Stainsacre

**Case officer:** Mrs Jill Bastow

**Applicant:** Normanhurst Enterprises Ltd  
Whitby Holiday Park, fao: Mr Peter Brewer, Saltwick Bay, Whitby, YO22 4JX

**Agent:** Lambe Planning and Design Ltd  
fao: Mr Jonathan Moore Lambe, The Galeri, Victoria Dock, Caernarfon, LL54 5EE, Gwynedd

## Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

### Condition(s)

Condition number	Condition code	Condition text										
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.										
2	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Location Plan</td> <td>12 Aug 2021</td> </tr> <tr> <td>Site Plans</td> <td>20 July 2021</td> </tr> <tr> <td>Preseli Camping Pod</td> <td>20 July 2021</td> </tr> <tr> <td>Timberpad Shepherd's Hut</td> <td>20 July 2021</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	Date Received	Site Location Plan	12 Aug 2021	Site Plans	20 July 2021	Preseli Camping Pod	20 July 2021	Timberpad Shepherd's Hut	20 July 2021
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3	RSUO00	The camping pods and shepherd's hut hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.										
4	GACS00	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, fitted with a PIR and contain a warm white bulb of 3000k or less and no more than 500 lumens and no other lighting shall be installed on the site unless otherwise agreed in writing with the Local Planning Authority.										

### 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	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	RSUO00	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 permission for holiday accommodation has been permitted to provide facilities for visitors in line with Policy UE2 of the Local Plan.
4	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 and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

## Consultation responses

### Parish

No objection

### Natural England

No observations

### Third party responses

No comments received

### Publicity expiry

Site notice expiry date: 1 September 2021



**Photographs showing proposed position of camping pod and shepherd's hut**







**Photograph showing location of 6 camping pods**



**Photograph showing roof slopes for solar PV panels**

## Background

Whitby Holiday Park is a large established holiday park of static caravans and touring caravan/motorhome pitches located on the cliff top to the south east of Whitby. The popular Cleveland Way national trail passes through the site.

There is an extensive planning history relating to the site with the most recent being the granting of planning permission for the replacement of 16 static caravan pitches with 9 static caravans and 5 lodges; the relocation of the current unauthorised cliff top car park to the south and the landscaping of the existing area; and the demolition of the cafe building (a former garage). Earlier this year planning permission as also granted for the refurbishment of a large single storey building (mini-market and laundrette), comprising the erection of a gabled canopy structure to the front elevation to provide a covered entrance, the installation of replacement powder coated aluminium windows and doors, the cladding of the building in composite linear boarding and the installation of solar panels to the front elevation.

This application seeks planning permission for the siting of 6 no. camping pods in place of the seasonal touring pitches which extend along the rear of the service buildings in the centre of the site. A further camping pod and shepherds hut is proposed at the entrance to the site in place of 2 no. seasonal touring pitches. Planning permission is also sought for the repositioning of 2 no. static caravans within the site and the siting of solar PV on the roof slopes of the services buildings along the southwestern side of the site.

## Main issues

The relevant policies of the Local Plan are Strategic Policy C (Quality and Design of Development), Strategic Policy J (Tourism and Recreation), Policy ENV8 (Renewable Energy), Policy UE1 (Location of Tourism and Recreation Development and Policy UE2 (Camping, Glamping, Caravans and Cabins).

This is a well-established static and touring caravan site within the Park whereby under Policies UE1 and UE2 proposals for the expansion of an existing tourism or recreation business in the Open Countryside are supported.

The proposed replacement of 8 no. touring pitches with 7 no. camping pods and 1 no. shepherd's hut would provide a varied range of accommodation available at the site helping it to meet the needs of different visitors to the Park. There would still be a significant number of touring pitches available for caravans and motorhomes and as such it is not considered that the proposal would affect the viability of the site as a touring site.

In terms of landscape setting, the site as a whole is not well-screened occupying an exposed cliff top position with the Cleveland Way national trail passing through the park. The 6 no. camping pods to the rear of the service building would be relatively well screened particularly being small structures with a maximum height of 3 metres. The additional camping pod and shepherd's hut to the east of the entrance would be much more prominent in the wider landscape with little scope for landscaping. However when viewed from the Cleveland Way approaching the site from the south, the units would be viewed in the context of the static caravans and service buildings of the Park and would not be unduly harmful in the landscape. Furthermore touring caravans are permitted in these pitches between 1 March and 12 January in the following year and as such the siting of a camping pod and shepherd's hut for 12 months has to be considered in this context. Furthermore it is considered that the camping

pod and shepherd's hut would be visually better than touring caravans or motorhomes given their timber cladding.

With regard to the solar PV, these will be located on the roof slopes of existing service buildings within the site and for the most part will be barely visible from public vantage points. Those to the front roof slopes will only be visible from within the site and as such will have negligible impact on the wider landscape. The solar PV panels will help generate renewable energy to meet the energy demand of the various facilities provided within the holiday park.

In view of the above the proposal is considered to meet the criteria of Policies ENV8, UE1 and UE2 of the Local Plan and approval is recommended.

### **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.