

North York Moors National Park Authority

14 October 2021 Planning Committee members update sheet

Item 1, NYM/2021/0472/FL

Please see information below submitted by the applicant's agent in support of the application

Policy UE2 - Camping, Glamping, Caravans and Cabins

Development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where:

1. It is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or;
2. 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 and where arrangements for its long term maintenance can be demonstrated.

The following criteria will be expected to be met:

- a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape;
- b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;
- c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and
- d) The accommodation is of a high quality design which complements its surroundings.

In addition to the above criteria:

- i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal;
- ii. For cabin and chalet proposals the development is 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.

Proposals for new static caravans or the conversion of existing camping or caravanning sites to statics will not be permitted. Exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.

Applications will be expected to provide details outlining the proposed management arrangements for the accommodation.

NYM/2021/0472/FL

The agent has submitted the following information on behalf of the applicant:

As discussed at the site visit last week we can confirm the following:

- Our intention is to store the shepherds huts off the application site during the winter months, although as Chris France advised this isn't necessary a planning condition we are keen to do this out of consideration for our neighbours and also to ensure the huts aren't unnecessarily exposed to wintery conditions.
- We have two options regarding storage. The first is to store them in our barn which is circa 16.5m in length x 4.3m wide and circa 2.5m high. We intend to empty the barn and repair/repaint the timber/missing windows.
- To provide additional space (if required) we can also adjust the floor level by removing some of the compacted earth inside the storage barn to create additional height if required.
- Our second option is to store the shepherds huts in licensed storage facilities and we have held initial discussions with a Pickering based company called Metalbox 24/7 (link Home - MetalBox 247) who have confirmed we able to store them on their premises during the winter months. This would involve a storage fee.
- We would be supportive of planning condition for the storage options (points 1-3) if the planning authority or committee deem necessary.

Additional third party comments have been received from Mr& Mrs Cole as follows:

1. Proposal is clearly contrary to Policy UE2 of the recently drawn up Local Plan. The proposal is for an isolated development in open countryside.
2. There was a significant error in the presentation at the site meeting on 1 October regarding Cropton Parish Council's position. Two Parish Council members attended the September planning meeting and spoke there to voice the council's objections.
3. It was clear from the site visit that the winter storage site proposed in the application is inadequate. The roof of the chicken hut-style former lambing sheds would need to be raised and external groundworks would be essential to enable access. If the huts were to be parked on the adjacent land outside for six months of the year this would constitute an eyesore for the local residents and for users of the public footpath that follows the lane.
4. This planning application does not include the necessary infrastructure that would be required
 - a) to level the proposed shepherds huts on the sloping site
 - b) to allow holiday makers' vehicles to access the field, manoeuvre and park up in the spaces provided and
 - c) to move the huts on or off site twice a year as the applicants propose, given the ground conditions that can occur on these fields in anything but the driest weather.

5. It is a matter of great concern that although this application is only for three huts, if it were granted then this could rise to 12 in the future.

There have been articles in the national press recently raising concerns about the over-provision of 'staycation' holiday accommodation - particularly in National Parks - which will be surplus to requirements in a few years once foreign travel returns and public confidence in holidaying abroad is restored.

For all the above reasons it is to be hoped that this application will be refused at the October planning meeting.

Item 4, NYM/2021/0518/FL

Highways

The local Highway Authority has received further information showing amended onsite parking details and a change to the position of the staff room door. The increased staff and customer parking details should be constructed, made available and kept clear for their intended use as shown on 473-02-rev P6. Recommend condition.

Condition:

No part of the development must be brought into use until the parking, for all users at 12-14 Main Street, East Ayton have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for condition:

In accordance with Policy CO2 of the North York Moors Local Plan and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

Additional information received from the applicants' agent

In response to Officer requests and matters raised by the local Highway Authority, the applicant's agent has submitted amended plans showing the following:

1. Changing the proposed staff room elevations from brick to timber cladding to match the main building.
2. Relocation of the staff room door to the west elevation so the car parking space can be used for staff.
3. Introduction of another two customer car parking spaces, and three back to back staff car parking spaces.
4. Confirmation that the relocated ATM will again be set within a brick panel.

Item 6, NYM/2021/0592/FL

The agent has written in stating that following on from the local Highway Authority recommendation of refusal on the basis that the new access is not needed, would like the Committee to be aware that during the original Scarborough Borough Council application the local Highway Authority asked that the roundabout was 'futureproofed' so it could deal with future development in the locality. The access has been designed to be sufficiently away from both Fairfield Way and Enterprise way and has a ghost island so as to minimise any disruption to the free flow of traffic along Stainsacre Lane. The roundabout is required to serve development other than the 60 dwellings in zone 2 so is unaffected by this proposal and this would advocate that the proposal is acceptable in highway safety terms.

Further recommendation from local Highway Authority received 13 October 2021

A revised local Highway Authority recommendation has been received and whilst it reiterates that it considers the new road is unnecessary in highway terms and therefore recommends refusal, however it also recognises that it has no objection to the principle of development and that if the Local Planning Authority consider there is a 'planning case' for the new road to be made, then recommend conditions be imposed on any approval concerning ; submission of detailed plans for the road and footway and , delivery of off-site works (central refuge, bus stop relocation, footway improvements) and an informative advising that the new road would need to be constructed to an adoptable standard and offered up for adoption under a Section 38 Highways Agreement.