
From: Mark Antcliff
Sent: 28 September 2021 12:24
To: Jill Bastow
Subject: RE: NYM2021/0543/FL West Ayton Caravan Site

Jill

Although I haven't looked at in detail and I don't know the site I'm reasonably happy with the info supplied. I would suggest that you perhaps keep the conditions as you have set – then at least it gives us the opportunity to have another look at it and ask for more detail if needed.

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

From: Jill Bastow
Sent: 28 September 2021 09:44
To: Mark Antcliff
Subject: FW: NYM2021/0543/FL West Ayton Caravan Site

Hi Mark

Please find some additional info/plans regarding the existing trees and proposed landscaping for the above application. Good news that they are omitting the new soakaway and so those trees are saved and there is some compensatory planting but it's not as detailed tree protection plan as I was expecting particularly in the vicinity of the new toilet block. Do you need more? As for the landscaping proposals species are detailed and numbers but not sizes.

At the moment my committee report includes the following conditions but if you're satisfied with the submitted details I can change these and require development to be in accordance with the details submitted:

Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for compensatory planting within the existing site and screen planting around the periphery of the recreation field and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities

for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

No work shall commence in preparation for the development hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of:

- i) implementation, supervision and monitoring of the approved tree protection scheme and/or tree pruning/felling specification;*
- ii) implementation, supervision and monitoring of all approved construction works within any tree protection zone or otherwise protected in the approved tree protection scheme;*
- iii) timing and phasing of arboricultural works in relation to the approved development and details of communication between the interested parties.*

Thanks,
Jill

From: Mark Antcliff
Sent: 16 September 2021 15:37
To: Jill Bastow
Subject: RE: 2021/0543/FL West Ayton Caravan Site

Jill

I think you are correct – the tree survey covers all trees on the site and nothing to do with the development. I think we will need them to clarify what trees are to be removed or likely to be effected. These are all internal trees so is it reasonable to assume that they won't have a landscape impact? Even so to comply with our policies we will expect tree losses to be minimised and an appropriate level of replacement planting elsewhere.

Is the soakaway on the southern margin new? It looks like that is a tree covered area at the moment. If it is to be constructed will tree removals have an impact on the screening of the site? Like the toilet block there ought to be compensatory planting elsewhere.

Can we get them to produce a plan with all tree removals relating to the development and a tree protection plan for those areas where construction could be within the root protection areas of retained trees.

We should also ask for detail of how much and type of compensatory planting is proposed and where it will be.

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

From: Planning Consultation Mailin
Sent: 09 September 2021 13:42
To: Jill Bastow
Subject: RE: NYM/2021/0543/FL West Ayton Caravan Club Site

Hello Jill,

Thanks for email sorry to say but this application wasn't input into our planning database, on the basis that foul water being drained to off-site public foul/combined sewer via the club's existing foul drainage system and surface water to existing watercourse, also via club's existing drainage system.

Comments from the parish council's indicates that they have already been in touch with somebody at Yorkshire Water to report problems with the network so this is classed as an operational issue (separate from planning) and they should continue to do so until at some point YW takes any potential further action.

Therefore, based on the application details as submitted, no observation comments are required on the proposal.

Kind regards

Jim McGlade
Planning Technician
Developer Services
Pre Development Team

Planning Application Response

Date: 11/08/2021

Application No: NYM/2021/0543/FL– Refurbishment works at West Ayton Caravan and Motorhome Club

Site Address: West Ayton Caravan & Motorhome Club Site, Cockrah Road, West Ayton, Scarborough, N. Yorks, YO13 9JD

Deadline for response: 16/08/2021

NYM Planning Officer: Mrs Jill Bastow

WAPC decision: Objection

Comments:

The main features of the proposed application are as follows:

Inside the current site area

1. Existing 2 toilet blocks to be replaced and upgraded with low energy calor gas boilers and lighting and water saving measures.
2. New wardens' bathroom pod.
3. Replacement tractor shed.
4. Refurbishment of service/waste points.
5. Upgrading facilities on some pitches.
6. Creating 16 new hardstanding pitches in the south east corner, currently grass area for overflow pitches.
7. New soakaway.
8. Upgrading access roads.
9. Removing playground in south west corner.

Grass area to the east of the current site

10. Open games building to be enclosed.
11. New children's' playground equipment to be sited to the west of the play tower. This was approved on 17 Dec 2015 (NYM/2015/0902/FL) but only the tower was built so approval for the other equipment has lapsed.
12. Multi-use games area (MUGA) with a green permeable tarmac surface to be located in the field south of the tower.
13. 7 new premium pitches to be established in the south west corner of the grass field with 4 of the pitches occupying the temporary caravan storage, hard-standing area on the southern boundary, with newly planting screening on the side of the bank.

WAPC does not object in principle to the refurbishment plans for the toilet blocks and pitches within the current site area as they are out of sight and do not impact on the landscape. There is no objection to enclosing the games building. However, there will be an increase in water use and sewage disposal because of the increase in the number of serviced pitches and there are no plans for

renewable energy sources to heat water and the toilet blocks. There does not appear to be an increase in the number of units using the current site area within the wooded boundary. The current site is well camouflaged by its boundary and does not impact on the visual attractiveness of this area to the north of West Ayton village.

The objection reasons are as follows:

- Damage to the open landscape views.
- Setting a precedence for further expansion into open space.
- No renewable energy sources identified for power or heating.
- Impact on overloaded village sewerage system.
- Exacerbated traffic problems onto main road and narrow village streets.

Ref: Strategic Policy G – Landscape and Policy UE2 – Camping, Glamping, Caravans and Cabins

a. The site should not be allowed to expand outside of its existing wooded shelter belt boundary so it does not damage the landscape views in the area and the visual attractiveness of the open landscape. Seven new hard-standing pitches in the open grass field will not enhance the landscape. Previous attempts to plant screening trees on the north and west-facing slopes of the old quarry have failed because there is no soil, so it could take decades to achieve an acceptable new screen. Approving expansion into the open space will set a precedence for further expansion in the future.

The green space is an open agricultural landscape in the National Park next to the Forge Valley National Nature Reserve. There are far reaching panoramic views from the well-used footpath along the ridge around the old quarry looking north to the Tabular Hills and south across the Vale of Pickering to the Yorkshire Wolds and Bempton Cliffs on the coast. There are also excellent local views of East and West Ayton, Ayton Castle and the Medieval fish ponds adjacent to the River Derwent. Development within the green space would distract from all these panoramic views of open countryside.

b. The existing large green and yellow play tower is an eyesore in the middle of the open green space and further bright green and yellow play equipment in this area would also be out of keeping in the landscape.

c. The multi-use games area with a hard-tarmac surface and fencing in the middle of the grass field would also be totally out of keeping in the landscape.

d. The existing caravan storage area is also an eyesore in the landscape when viewed from the footpath on the ridge. There is no caravan storage requirement identified in this planning application so this area could be re-landscaped and used for the playground and the games area. This would have less visual impact on the landscape.

Ref: Strategic Policy F – Climate Change Mitigation & Adaptation

e. There is no attempt to address climate change issues by adopting the use of renewable energy sources to power the refurbished toilet blocks. Calor gas is proposed as the main heating fuel. The use of solar panels for heating water and providing electricity, plus ground or air source heat pumps, should be compulsory.

Ref: Strategic Policy L – Community Facilities, Policy C01- Developer Contributions & Infrastructure

f. Any increase in the numbers of pitches and the increased level of pitch services (water and waste) would lead to more overloading of the West Ayton Village sewerage system which is already not fit for purpose with daily problems being reported to Yorkshire Water. The current infrastructure is inadequate for the main village and the new housing estate is still not connected to the main sewerage system. Additional strain would also be put on the water supply from the River Derwent and aquifer.

Ref: Policy C01 - Highways

g. Additional caravans and motorhomes visiting the expanded site will exacerbate the traffic problems at the junctions of Cockrah Road and Garth End Road with the A170 if there is no upgrading of the junction. This is a complicated junction onto a very busy main road and it is difficult to turn right onto the main road with long vehicles.

h. Caravans and motorhomes are increasingly causing problems in the locality by following satnavs which lead them up the very narrow Yedmandale Road rather than the main route to the site via Cockrah Road. Drivers ignore the blue warning signs at the junction at the bottom of Yedmandale Road and numerous residents' cars have been damaged by caravans and motorhomes squeezing through the gap between a stone wall and parked cars.



Picture 1: View from the ridge looking north across caravan storage area, games building, play tower and open green space area to the Tabular Hills. Top of Forge Valley Woods on the righthand side of the picture.



Picture 2: View from the ridge north-west towards the main site area within the trees



Picture 3: View from the ridge north east towards the top of Forge Valley



Picture 4: Ridge footpath looking east



Picture 5: View from the ridge looking south-east across East Ayton to the Wolds and Bempton Cliffs



Picture 6: View from the ridge to Ayton Castle, East and West Ayton and the Wolds

From:

Subject: NYM/2021/0543/FL - West Ayton Caravan Club,
Date: 16 August 2021 12:54:12

Dear Jill

Whilst most of these works are within the already modified confines of the existing site, I do not think that the tree survey does identify a significant number of trees to be felled. I am sure Mark will be commenting on the survey submitted etc, so from my perspective I am thinking about the potential loss of habitat and extent. Has the applicant given any indication as to whether felled trees will be replaced? Some additional tree planting has been proposed to screen the new pitches as well as new hedging for the 'premium' pitches. I would assume that a landscaping condition would be appropriate to require more detailed plans of locations, species etc for these? Wherever possible these new trees and hedging should be of native species in order to provide additional habitat for wildlife.

An external lighting condition would also be helpful to ensure any new/replacement lighting complies with our dark skies policies.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:

NYM21/0543/FL

Proposed Development:

proposed additional pitches with associated internal access roads,
construction of 2 no. replacement amenity blocks, shed/workshop building,
wardens utility building and calor gas compounds, enclosing of games room
and relocation of play area together with associated works

Location:

West Ayton Caravan Club, Cockrah Road, West Ayton

Applicant:

Caravan and Motorhome Club

CH Ref:

Case Officer: Kay Aitchison

Area Ref:

4/13/49M

County Road No:

To:

North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date:

13 August 2021

FAO:

Jill Bastow

Copies to:

There are **no local highway authority objections** to the proposed development, which has a constructed access to the highway and is not a significant increase in the current number of pitches provided.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

From:

To: [Planning](#)

Subject: Comments on NYM/2021/0543/FL - Case Officer Mrs Jill Bastow - Received from Mrs Beverley Williamson (parish clerk) at West Ayton Parish Council, High Hall, Yedmandale Road,, West Ayton, YO13 9JP

Date: 13 August 2021 09:04:21

Objection reasons

- a. The site should not expand outside of its existing wooded shelter belt boundary, so it does not damage the landscape views in the area. 7 new pitches in the grass field will not enhance the landscape. This is an open agricultural landscape in the National Park next to the Forge Valley National Nature Reserve with far reaching views from the ridge around the old quarry.
- b. The existing play tower is an eyesore in the middle of the open green space and further bright green and yellow play equipment would also be out of keeping in the landscape.
- c. The MUGA with a hard surface in the middle of the grass field is also totally out of keeping in the landscape.
- d. The existing caravan storage area is an eyesore, the fencing should be removed, and the hard standing area could be used for the playground and the MUGA as it would be in the corner of the field with less impact on the landscape.
- e. Any increase in the numbers of pitches and the increased level of pitch services (water and waste) would lead to more overloading of the village's sewage system which is already not fit for purpose with daily problems being reported to Yorkshire Water. Additional strain would also be put on the water supply from the Derwent River and aquifer.
- f. Additional caravans and motorhomes will also exacerbate the traffic problems at the junctions of Cockrah Road and Garth End Road with the A170 if there is no upgrading of the junction.
- e. Caravans and motorhomes are increasingly causing problems in the locality by following satnavs which lead them up the very narrow Yedmandale Road rather than the main route to the site via Cockrah Road. Drivers ignore the blue warning signs at the junction at the bottom of Yedmandale Road and numerous residents' cars have been damaged by caravans and motorhomes squeezing through the gap between a stone wall and parked cars.
- f. Increasing the visitor capacity at the site will increase the pressure on the village services in East and West Ayton to the detriment of the residents.

Comments made by Mrs Beverley Williamson (parish clerk) of West Ayton Parish Council, High Hall, Yedmandale Road,, West Ayton, YO13 9JP

Comment Type is Object with comments

From:
To:
Subject: NYM/2021/0543/FL - West Ayton Caravan Club Cockrah Road - Commercial Regulation & Environmental Health Consultation Response
Date: 11 August 2021 10:38:10
Attachments: [image001.png](#)

Dear Sirs

Having reviewed the above application, I have no further comments to make from a Commercial Regulation – Environmental Health perspective.

Yours Sincerely

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.
Chartered Environmental Health Practitioner
Commercial Regulation
Environmental Health Services
Scarborough Borough Council

www.scarborough.gov.uk



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From:
To:
Subject: Bird, Bat and Swift informatives
Date: 06 August 2021 11:20:06

Hi Planning,

If the following applications are approved please can a **bat informative** be included within the decision notice

NYM/2021/

0558/FL - The Hermitage, Guisborough Road,
Ugthorpe
0569/LB - Mullion Court, Headlands Road, Appleton
le Moors
0543/FL - West Ayton Caravan Club, Cockrah Road,
West Ayton
0161/FL - High Buildings, Fryup Dale Head, Fryup

If the following applications are approved please can a **bird informative** be included within the decision notice

NYM/2021/

0558/FL - The Hermitage, Guisborough Road,
Ugthorpe
0543/FL - West Ayton Caravan Club, Cockrah Road,
West Ayton
0161/FL - High Buildings, Fryup Dale Head, Fryup

If the following applications are approved please can a **swift informative** be included within the decision notice

NYM/2021/

0558/FL - The Hermitage, Guisborough Road,
Ugthorpe
0543/FL - West Ayton Caravan Club, Cockrah Road,
West Ayton
0161/FL - High Buildings, Fryup Dale Head, Fryup

Thanks,
Victoria

Victoria Franklin
Conservation Graduate Trainee

North York Moors National Park Authority
The Old Vicarage
Bondgate

From:
To:
Subject: West Ayton Caravan Club, Cockrah Road, West Ayton
Date: 27 July 2021 14:21:36

Your ref: NYM/2021/0543/FL
Our ref: 21/03096/PSH451
Proposal: Application for proposed additional pitches with associated internal access roads, construction of 2 no. replacement amenity blocks, shed/workshop building, wardens utility building and calor gas compounds, enclosing of games room and relocation of play area together with associated works
Address: West Ayton Caravan Club, Cockrah Road, West Ayton

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent on housing or caravan site licensing grounds.

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

w: www.scarborough.gov.uk

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