

North York Moors National Park Authority

Plans list item 2, Planning Committee report 02 December 2021

Application reference number: NYM/2021/0524/FL

Development description: use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths

Site address: land adjacent The Old Carriage House, Mowthorpe Road, Hackness

Parish: Suffield-Cum-Everley

Case officer: Mrs Jill Bastow

Applicant: A and W Tinsley, The Old Carriage House, Mowthorpe Road, Hackness, YO13 OBT

Agent: Mick Paxton Architects Ltd, Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2PW

Director of Planning's Recommendation

Approval subject to the receipt of an amended/updated Arboricultural Report to reflect the amended layout of the camping pods and the following:

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	<div>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</div> <table><tr><td>Document Description</td><td>Date Received</td></tr><tr><td>Location Plan</td><td>30 June 2021</td></tr><tr><td>Proposed Layout</td><td>2 Nov 2021</td></tr><tr><td>Proposed Pod</td><td>30 June 2021</td></tr><tr><td>Proposed Drainage</td><td></td></tr></table> <div>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</div>	Document Description	Date Received	Location Plan	30 June 2021	Proposed Layout	2 Nov 2021	Proposed Pod	30 June 2021	Proposed Drainage	
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Location Plan	30 June 2021											
Proposed Layout	2 Nov 2021											
Proposed Pod	30 June 2021											
Proposed Drainage												
3	RSU011	The camping pods 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										

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		same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4	RSU014	The camping pods hereby permitted shall not be sold or leased off separately from the main dwelling known as The Old Carriage Works, or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5	GACS07	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 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.
6	LNDS10	Prior to the development being first brought into use details of the hardsurfacing to be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
7	LNDS01	Prior to the development being first 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 enhancement of the existing screening between the camping pods hereby permitted and the highway 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 completion of the development 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.
8	LNDS00	The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Tree

Condition number	Condition code	Condition text
		Protection Plan as set out in the Arboricultural Report by Quants Environ dated July 2021 and updated on.....
9	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
10	HWAY00	<p>The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge and footway must be constructed in accordance with the approved details and Standard Detail number E9A and the following requirements.</p> <ul style="list-style-type: none"> • Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway. • The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway. • Measures to enable vehicles to enter and leave the site in a forward gear. <p>All works must accord with the approved details.</p>
11	HWAY00	No part of the development shall be brought into use until the existing access on to Mowthorpe Lane has been permanently closed off with a continuation of stone wall to match the exitsing and the highway verge restored. These works shall be in accordance with details which have first been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Informative(s)

Informative number	Informative code	Informative text
1	INFO0	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:</p> <p>https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification for housing and est roads street works 2nd edi.pdf</p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>

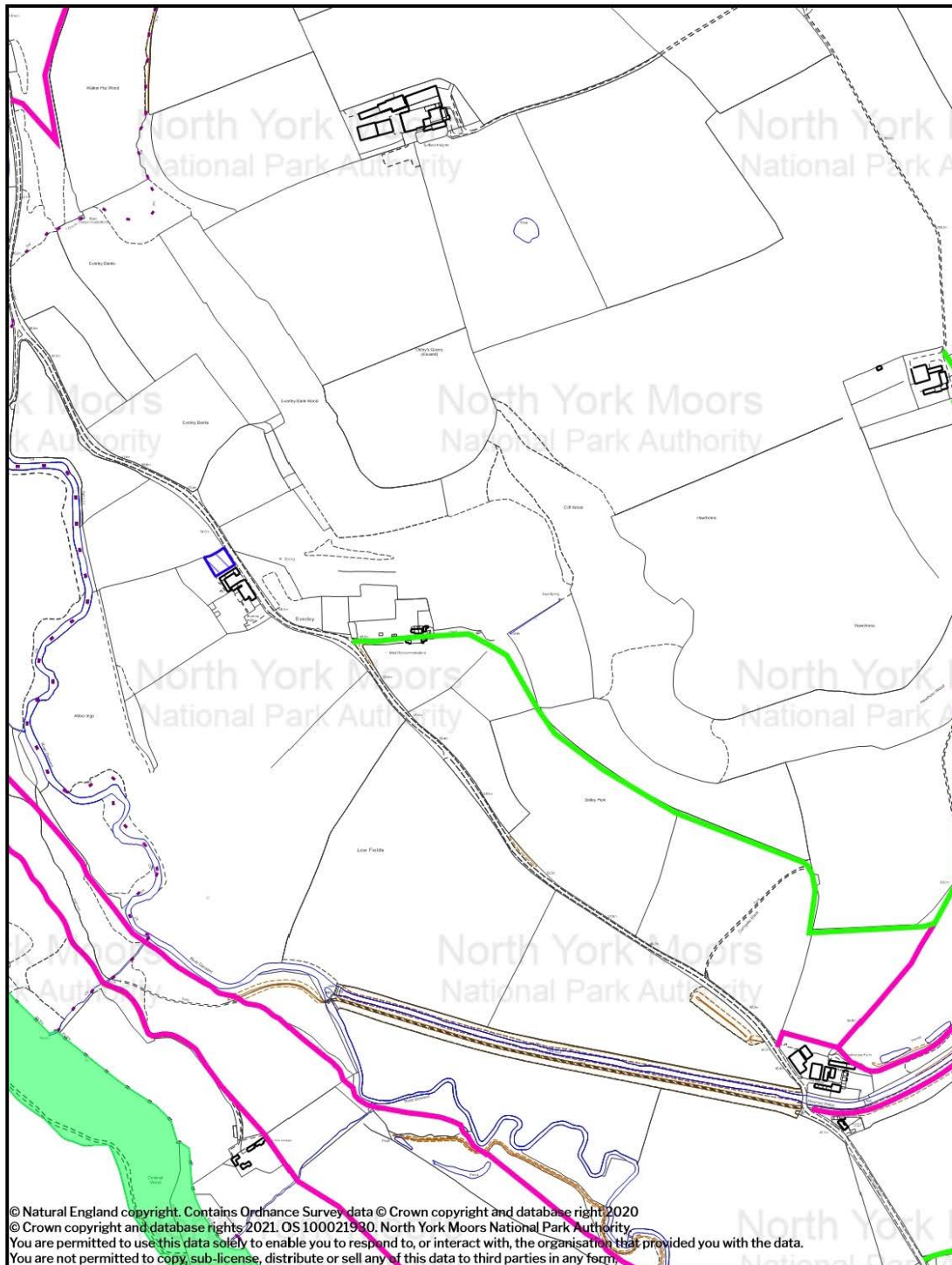
Map showing application site context



**North York Moors
National Park**

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Scale: 1:7500



NYM/2021/0524/FL

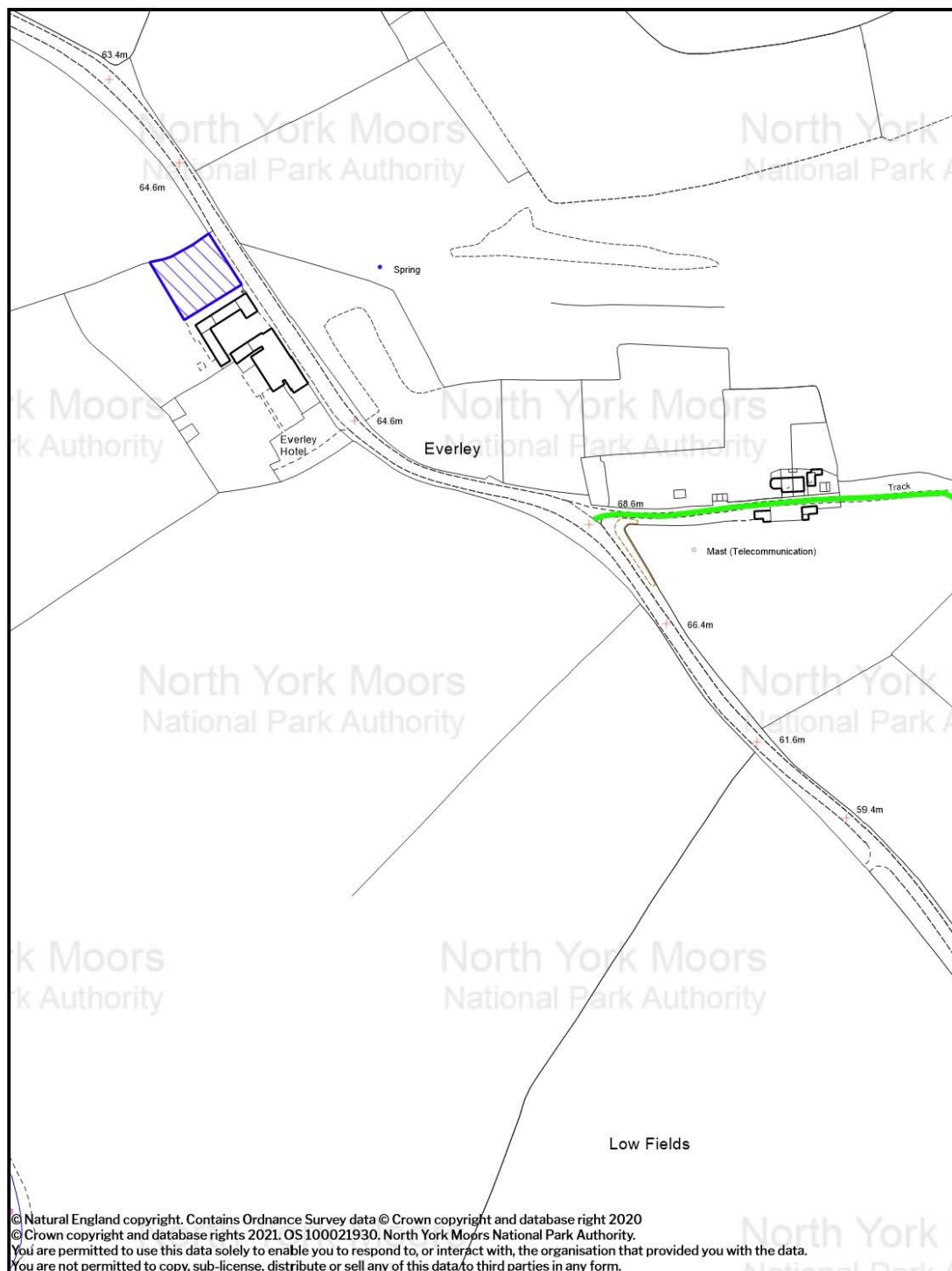
Map showing application site



**North York Moors
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Scale: 1:2500



NYM/2021/0524/FL

Photo showing view of site from Mowthorpe Road (looking northwest)



Photo showing view into site from gate onto Mowthorpe Road



Photo showing view of site from Mowthorpe Road (looking southwest)



Photo showing view of site from the public footpaths across the valley



Consultation responses

Parish

Objects to the application on the grounds it will be extremely visible from the other side of the valley and Wrench Green; there is insufficient screening.

Highways

No objection and recommended conditions.

Police (Traffic)

No comments received

Environmental Health

No objection but advises that the applicant will need to apply for a caravan site licence. In addition, if the water supplied is from a private water supply, there will be additional testing and risk assessment requirements.

Third party responses

None received

Consultation expiry

1 September 2021

Background

This application relates to land immediately to the north of The Old Carriage Works, a former range of outbuildings to The Everley now a dwelling house, lying on the west side of Mowthorpe Road. The site is bounded to the east by Mowthorpe Road, with a stone wall and several mature trees and to the north by mature field hedges and hedgerow trees. The site is open to the east and offers views across the valley towards Wrench Green.

Planning permission is sought for the siting of 4 no. camping pods, each accommodating two people providing a double bed and small WC/shower room. The proposed camping pods would be timber clad with a curved roof and measure 4.3 metres by 2.9 metres and 2.7 metres high. Each pod would have a small decked area and a hot tub. The existing vehicular gateway into the field would be repositioned slightly further north to maximise visibility for vehicles leaving the site whilst also avoid those trees worthy of retention in the development. The existing gateway would then be closed off with a stone wall to match the existing boundary wall.

There is no planning history relative to this site however planning permission was granted in July 2014 for the conversion of the adjacent outbuildings to form a dwelling and the domestic curtilage was tightly drawn about those buildings.

Main Issues

Local Plan policies

The most relevant policies of the Local Plan in the determination of this application are **Policy ENV1** (Trees, Woodlands, Traditional Orchards and Hedgerows), **Policy EV4** (Dark Night Skies) and **Policy UE2** (Camping, Glamping, Caravans and Cabins).

Policy ENV1 states there will be a presumption in favour of the retention and enhancement of existing trees, woodland, traditional orchards and hedgerows of value on all developments.

Policy ENV4 seeks to maintain and enhance the darkness of the night skies above the National Park and expects all development proposals to minimise light spillage through good design and lighting management. In Open Countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority.

Policy UE2 supports proposals for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) in the open countryside where the site is 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) so as to respect the sensitivity of the local landscape. It also requires proposals to avoid extensive alterations to ground levels so that the accommodation can be removed without harm to the landscape; to not lead to unacceptable harm in terms of noise and activity; to not detract from the character, tranquillity or visual attractiveness of the area, and to be of a high standard of design.

Principle of development

This proposal is for a small scale development of 4 no. camping pods each capable of accommodating two people with the associated vehicular access and parking. It is to be located in the field immediately to the north of the applicant's property, the Old Carriage Works, from which the camping pods would be managed. The pods require no foundations and would not be connected to the public foul drainage system and instead would be connected to a Bioficient package treatment plant so that when no longer required the pods can be removed and the land restored without harm to the landscape of the National Park. As such in principle the proposal meets the requirements of Policy UE2.

The main issue to be considered therefore is whether the site is adequately screened as required by the criteria of Policy UE2.

Landscape impact

Policy UE2 states that in order to respect the sensitivity of the local landscape all sites must be screened by existing topography, buildings or adequate well-established vegetation within the applicant's control.

To the north of the site is a mature hedgerow with hedgerow trees and to the south are the buildings of The Old Carriage Works providing effective screening of the site. To the east lies Mowthorpe Road where there is a stone boundary wall, a number of mature trees and a small copse of Cherry trees. Two of the mature trees are recommended for felling given that they show signs of decay and are in decline but the Horse Chestnut would be retained.

The removal of these trees is a cause for concern as it would open the site up more however the applicant has amended the scheme to reposition the access so that the copse of Cheery trees can be retained as additional screening and to allow space for compensatory planting for the two mature trees to be felled. Furthermore the pods are relatively low structures and the land slopes away from the road such that in the position proposed, with the retention of the stone wall and compensatory planting it is not considered they would be readily apparent from the road and would be reasonably well screened.

In support of the applicant the applicant has submitted an Arboricultural Report which includes a Method Statement and Tree Protection Plan to ensure retention of as many trees and hedges as possible although this refers to the original scheme. An amended Arboricultural Report has been requested that reflects the amended layout. Furthermore a condition is recommended should Members be minded to approve the development requiring a landscaping scheme to be submitted to enhance the existing trees about the site.

The site is however open to the west with views across the valley towards Wrench Green and the public rights of way in this area as identified by the Parish Council. This does mean that the site is visible in longer distance views from the west however officers consider that this is a small scale development of four small camping pods that will be relatively low lying in the landscape at a distance of approx. half a kilometre. Given the local topography they will be viewed against the backdrop of rising land and the woodland beyond and in the context of the development at the Old Carriage Works and The Everley. As such whilst the development would be visible from this direction it is not considered it would be unduly harmful or visually detrimental in the wider landscape and thus comply with the key policy issue which is respecting the sensitivity of the local landscape.

Noise and activity

The camping pods would be located immediately to the north of the applicant's property from which the accommodation would be managed. Given the small scale nature of the

proposal (four pods capable of accommodating two people each) it is not considered that there would be a notable increase in activity or noise in the immediate locality that would have a detrimental impact on the character or tranquillity of the area. Furthermore The Everley, formally a country house hotel then tea-room is presently being developed into 2 additional holiday cottages (there is one already in existence) with managers accommodation and as such there is already a degree of visitor activity amongst this small group of buildings such that the proposal is unlikely to cumulatively increase this to an unacceptable level.

Dark night skies

The application contains no details of any proposed external lighting although it is anticipated that some may be required. So as to protect the darkness of the night skies above the National Park, as required by Policy ENV4, a condition is recommended requiring details of any external lighting to be submitted for the Authority's approval prior to installation and officers will liaise with the Dark Night Skies Officer on this matter.

Conclusion

This application is for a small scale development of four camping pods on a site adjacent to the applicant's accommodation and relatively well screened in the immediate area by existing topography, buildings and well-established vegetation. Longer distance views of the site will be afforded from across the valley to the west but it is considered the site would be viewed in the context of existing development around this cluster of buildings which includes some visitor accommodation. Noise and activity arising from the proposal is likely to be limited and would represent a small increase to that already generated by the current accommodation at The Old Carriage Works and The Everley. As such the proposal is considered on balance to comply with the policies of the Local Plan although a number of conditions are required to ensure adequate compensatory planting, tree protection and external lighting are provided. Approval is recommended.

Contribution to Management Plan objectives

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation in the National Park.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.