

# North York Moors National Park Authority

## Plans list item 6, Planning Committee report 10 February 2022

**Application reference number:** NYM/2021/0747/FL

**Development description:** use of land for the siting of 2no. camping pods adjacent to Lawns Farm, Ugthorpe

**Site address:** Lawns Farm, Barry Bank, Ugthorpe

**Parish:** Ugthorpe

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr S and Mrs L Brown, Lawns Farm, Barry Bank, Ugthorpe, Whitby, YO21 2BQ

**Agent:** Cheryl Ward Planning, 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA, United Kingdom

## Director of Planning's Recommendation

Approval subject to the following conditions, together with the submission of an acceptable Tree Report and Arboricultural Impact Assessment:

### 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><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>17 January 2022</td></tr><tr><td>Sheep Pen Pod Design</td><td>N/A</td><td>29 September 2022</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	Document No.	Date Received	Location Plan	N/A	17 January 2022	Sheep Pen Pod Design	N/A	29 September 2022
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Location Plan	N/A	17 January 2022									
Sheep Pen Pod Design	N/A	29 September 2022									
3	RSU000	The camping pods hereby approved shall not be used for residential purposes other than holiday letting purposes and shall remain as a single planning unit with Lawns Farm. For the purpose of this condition 'holiday letting' means letting to the same person, group									

<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
		of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4	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 installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5	LNDS00	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 planting along the northern boundary of the site, together with additional planting along the eastern boundary 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.
6	MISC00	If the use of the camping pods hereby approved permanently ceases they shall be removed from the site within 12 months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.
7	HWAY00	The site owner shall instigate and maintain a visitor management regime whereby all parking associated with the proposed camping pods is to be accommodated within Lawns Farm yard, unless otherwise agreed in writing by the Local Planning Authority.
8	MISC00	The development is to be completed in accordance with the mitigations outline in the Tree Report and Arboricultural Impact Assessment which was submitted to the Authority on insert date once received, unless otherwise agreed in writing by the Local Planning Authority.

## Informative(s)

Informative number	Informative code	Informative text
1	MISCINF02	<p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the <a href="#">Coal Authority website</a>.</p>

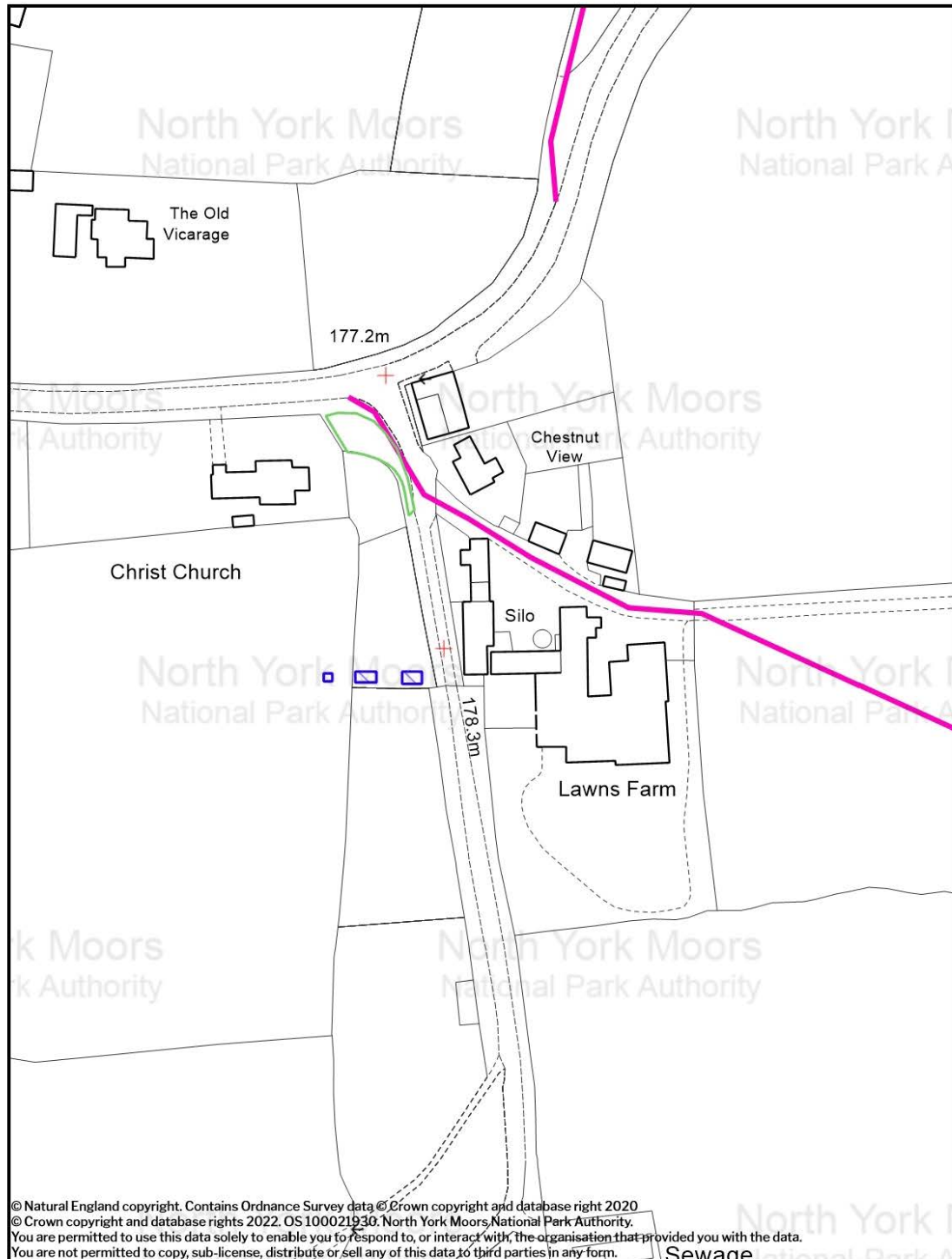
## Map showing application site



**North York Moors  
National Park**

Application Number: NYM/2021/0747/FL

Scale: 1:1250



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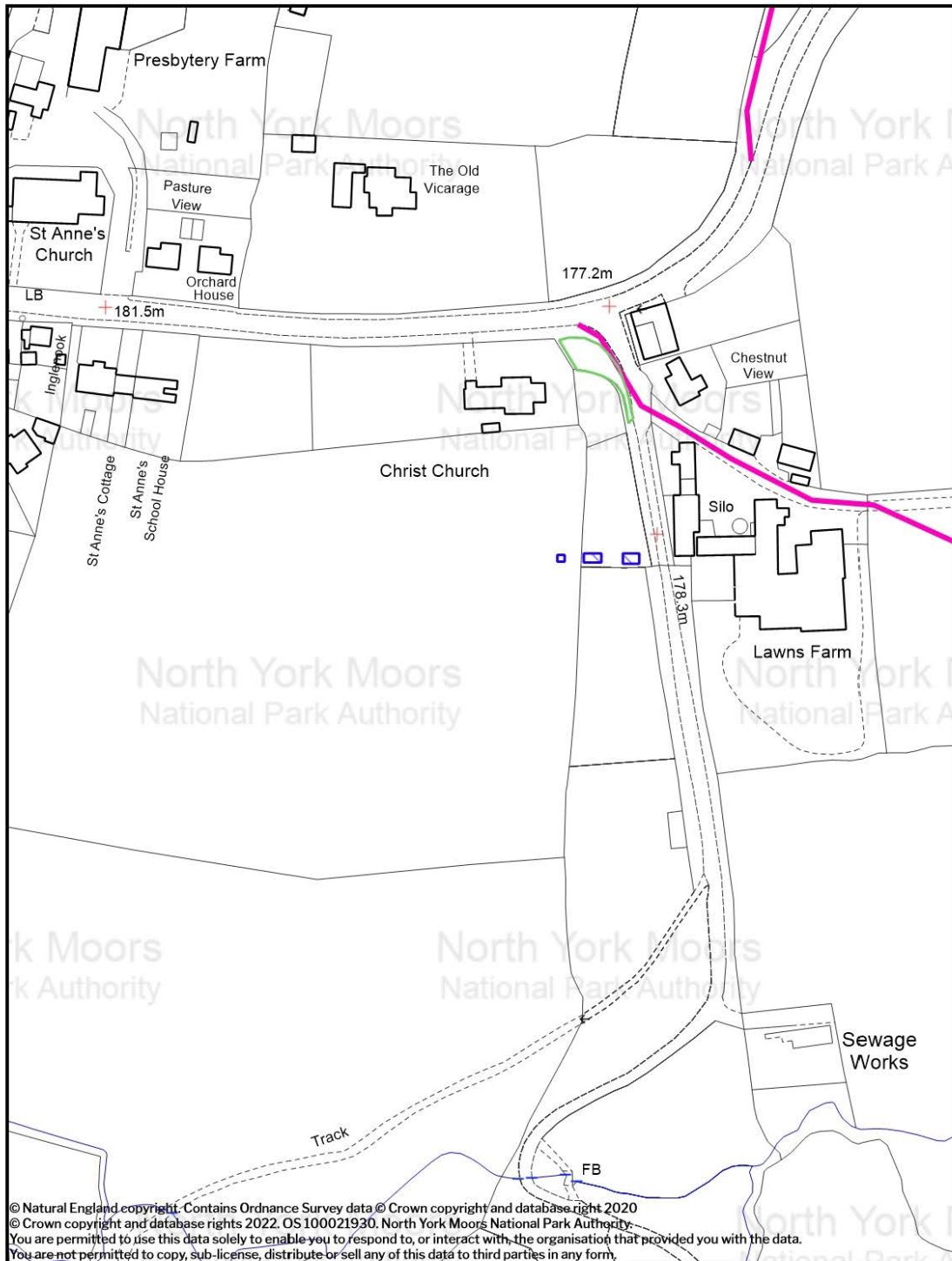
## Context map showing application site



**North York Moors  
National Park**

Application Number: NYM/2021/0747/FL

Scale: 1:1500





**This photo shows the development site, with a view towards the southern boundary where the pods are to be sited.**



### **Consultation responses**

#### **Parish**

15 November 2021 – Object.

The Parish Council accepts the need to diversify farming activities, however the proposed pods are inappropriately placed. There was also a strong feeling that the applicants have more suitable land available for camping pods.

18 January 2022 - Strongly object.

It is considered that the development site is not an appropriate site for two camping pods, and that applicants had land available to them for more suitable sites. There are also concerns surrounding a proliferation of camping pods within the village as a result of the application, the lack of screening on site and also the potential damage to trees and vegetation. It is considered that the development site does not meet the criteria required by North York Moors National Park.

## Highways

30 September 2021 - No objections providing that the development remains ancillary to Lawns Farm and that all parking is provided within Lawns Farmyard.

## Environmental Health

29 September 2021 – No objection. Comments that the agent should make the applicant aware of the need to obtain a caravan site licence for the proposed development.

## Third party responses

There has been a high number of letters of support for the application. The third party responses supporting the development make reference to one, some or all of the points below:

- The pods are a sympathetic design.
- The proposed development is a good example of diversification of farming.
- The applicants are close to the property for management.
- Suitable location and screening.
- Low level impact on surrounding village.
- Good opportunity for tourism.
- Would not result in traffic issues.
- The proposed development would help local economy.

## The following people support the application:

K and K Mizen Edwards of Lawns Farm, Ugthorpe, YO21 2BQ

Mrs B Norris The Presbytery Postgate Way Ugthorpe Whitby North Yorkshire YO212BQ

Claire Summerson Bog House Farm, Mickleby

Lisa Gravett 8 the green Ugthorpe YO21 2BH

Miss Rachel Hodgson of Pasture View, Ugthorpe, Whitby, YO21 2BQ

Mrs Mags Purnell of 7 South Avenue, Scalby, Scarborough, YO13 0QD

Mr Joseph Anthony Gallon of L.R. & J.A.Gallon, New Grove Farm, Ugthorpe, Whitby, YO21 2BL

Mrs Patricia Walker of 39 Red Scar Drive, Newby, Scarborough, YO12 5RQ

Mr Michael White of Lawns Farm Cottage, Ugthorpe, Whitby, YO21 2BQ

Miss Jess Parkes of 4 The Green, Ugthorpe, Whitby, YO212BH

Mrs Debbie Parkes of Meadowcroft Cottage, Ugthorpe, Whitby, YO212BL

Mrs Isabel Jowsey of Daywell House, Ugthorpe, Whitby, YO21 2BG

Gladys Jordan of Grange stud, Ugthorpe, Whitby, North Yorkshire, YO21 2BE

Mrs Emma Chapman of Travellers Rest Farm, Ugthorpe, Whitby, North Yorkshire, YO21 2BE

Mrs C Stainthorpe Birk Head Farm Hutton Mulgrave Whitby North Yorkshire

Miss LJ Bowers The Wheelhouse Primrose Farm Ugthorpe YO21 2BJ

Mrs Hutchinson Mould of The Wheelhouse Primrose Farm Ugthorpe YO21 2BJ  
Mrs Anne Noble of 12 St. Andrews Road, Whitby, North Yorkshire, YO21 1LJ  
Miss Annmarie Jefferson, Croftwell, Ugthorpe, Whitby, YO21 2BQ

### **Parochial Church Council (PCC) - 3 January 2022**

Support. - We had discussed the matter at our PCC meeting on the 6 October 2021 where we agreed to support the planning application for the following reasons:

1. We understand the need for the farming community to diversify at a difficult time, even before covid-19 and we support this low impact proposal.
2. The siting of the huts/pods next to the Church will not be visible from the main entrance to the church.
3. As parking will be at Lawns Farm, there will be no issue with parking on the road outside the church on service days.
4. Increasing the footfall in the village of Ugthorpe may help the local pub as well as the church itself; we like to welcome visitors to our services.

There has also been a number of letters of objection to the application. The third party responses objecting to the development make reference to one, some or all of the points below:

- Inappropriate siting.
- The development would increase traffic and congestion.
- Increase in noise and activity.
- Detrimental impact on mature trees and vegetation.
- The development does not meet the requirements of the National Park Policies.
- Insufficient screening.
- There are more suitable locations within the applicant's ownership.
- It would have an adverse impact on local residents.
- Concerns that pressure has been put on members of the public to support application.

### **The following people object to the application:**

Mr Neil Braithwaite of The Old Vicarage, Ugthorpe, Whitby, YO212BQ  
Mrs M B Thwaites of Barrybank Farm, Ugthorpe, Whitby, YO21 2BG  
Mrs Emma Floyd of 3 The Green, Ugthorpe, Whitby, YO21 2BH  
Mrs Clare Lavagna of St Anne's School House, Ugthorpe, Whitby, North Yorkshire, YO21 2BQ  
Mr Graham Tingle of Beech Cottage, Postgate Way, Ugthorpe, Whitby, YO21 2BQ



## Consultation expiry

20 January 2022

## Background

Lawns Farm is situated on Barry Bank, just off Ugthorpe High Street at the eastern entrance to the village. The site comprises both traditional and modern agricultural buildings, as well as the main farmhouse which is of stone and slate construction. The site has a limited planning history, however in 2005 planning permission was granted to convert an adjoining barn into a dwelling. This permission was implemented, and the barn conversion is now in separate ownership to Lawns Farm.

The applicants live at Presbytery Farm, which is in a central location off Ugthorpe High Street, but they also own a number of parcels of land in the village. One of these pieces of land sits opposite (west) Lawns Farm and Lawns Farm Cottage and is currently used informally as a detached garden for the tenants of Lawns Farm, although the site has no planning history. Barry Bank Road runs between this piece of the land and Lawns Farm. This application seeks planning permission to site 2 no. camping pods on this piece of land for the purposes of holiday letting accommodation.

Originally the application sought permission to site 1no camping pod on a parcel of land on the corner east of Christ Church and 2 no. pods on a small parcel of land east of a dwelling known as Chestnut View. The applicants were advised that both of these locations failed to comply with policy and were advised to relocate the proposed holiday letting units. As such, amended plans were submitted proposing to site a reduced number of 2 no. pods on the land opposite (west) Lawns Farm.

The proposed camping pods are to be served by a package treatment plant located below ground in an adjacent field, close to the boundary of the development site. All parking associated with the proposed development is to be accommodated within the farmyard to the rear of Lawns Farm.

## Main issues

### Local Plan

The most relevant policies of the Local Plan in the determination of this application are Strategic Policy C (Quality and Design of Development), Strategic Policy G (Landscape), Strategic Policy H (Habitats, Wildlife, Biodiversity and Geodiversity), Strategic Policy J (Tourism and Recreation) and Policy UE2 (Camping, Glamping, Caravans and Cabins).

**Strategic Policy C** relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout, and density together with carefully considered scale, height, massing, and form. Proposals should incorporate good quality construction materials and design details

that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

**Strategic Policy G** relates specifically to the landscape and gives weight to the landscape impact of proposals and seeks control the location, scale, and detailed design of any proposal to ensure the scheme respects and enhances the local landscape character type.

**Strategic Policy H** relates to Habitats, Wildlife, Biodiversity and Geodiversity and seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity, and geodiversity in the North York Moors National Park is given great weight in decision making.

**Strategic Policy J** relates to Tourism and Recreation and seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

**Policy UE2** relates specifically to Camping, Glamping, Caravans and Cabins. The policy states that 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 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; where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. The development must not cause unacceptable harm in terms of noise and activity on the immediate area or detract from the character, tranquillity, or visual attractiveness of the area. The accommodation should be of a high-quality design which complements its surroundings.

## **Material considerations**

### **Suitability of location for siting the camping pods**

The intention of Policy UE2 is to allow for small scale and sensitively designed holiday accommodation in locations where they are not visually intrusive, to support local businesses and allow people to enjoy the special qualities of the National Park.

It is proposed that the 2 no. camping pods will be sited at the southern end of the piece of land west of Lawns Farm. Lawns Farm is owned by the applicants; however, they do not reside at the property. The farmhouse at Lawns Farm is lived in by tenants, however the farm is regularly used by the applicants for agricultural activities. Policy UE2 clearly

states that within settlements the development site must be in close proximity to an existing residential unit which will be used to manage the accommodation. Although not directly adjacent to the site, the applicants do live within walking distance of the site at Presbytery Farm which is within the same village as the proposed development site. The development is therefore considered to adhere to this element of the policy.

Policy UE2 also states that 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. There is a variety of mature trees, hedging and vegetation along the southern and western boundaries of the site, however the existing screening on the eastern boundary is weak and there is little screening along the northern boundary. In this instance therefore, the development does not entirely meet the criteria of Policy UE2. However, the applicants have agreed to a condition ensuring the long-term maintenance of the existing screening, as well as a planting scheme to reinforce the north and east boundary to minimise the wider visual impact of the development. The pods have also been sited at the southern end of the development site to make use of the strongest areas of existing screening. Notwithstanding this, the site contains several mature trees and siting the two pods at the far end of the land which itself is situated in a discreet location within the village, the level of visibility is not considered to be harmful in this "in village" situation.

### **Highways safety and traffic**

A number of objectors to the application have raised concerns regarding an increase in vehicular traffic to the site and potential for disruption caused by parked vehicles within the village. The Highways Authority were consulted on the application and resolved no objections, providing that all parking associated with the proposed development was accommodated for within the rear farmyard at Lawns Farm. The applicants have confirmed that there is sufficient parking in the rear farmyard and that no vehicles associated with the holiday accommodation will need to park on the street; this has been conditioned as such.

The development site is located at the eastern end of the village so, whilst it is considered unlikely that there will be a disruption caused by vehicular traffic, any increase in activity will be kept on the outskirts of the village rather in the main built-up area.

### **Landscape impact**

The Authority's Woodland Officer was consulted on the revised location due to the nature of the site and raised concerns that a number of trees may be affected by the development. The Woodland Officer also expresses that the trees are of some significance within the village and as such requested that the applicant submit a Tree Report and an Arboricultural Impact Assessment in line with B5837.

This information has not yet been submitted to the Authority, but the surveys have been commissioned. This recommendation of approval is subject to the submission of a Tree Report and an Arboricultural Impact Assessment, provided by a suitably qualified Arboriculturist, which accurately plots the root protection area's and provides comment on the condition and future management of the site along with any mitigations. Significant damage or loss of any of these mature trees would override the existing in principle support for the proposal

### **Conclusion**

Providing the Authority's Woodland Officer is satisfied by the Tree Report and Arboricultural Impact Assessment that is to be submitted by the applicant, it is considered that the proposed development meets the aims of Strategic Policy C, G and J and Policy UE2 and consequently, approval is recommended.

### **Pre-commencement conditions**

Not applicable.

### **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 Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a revised location and reduction in number of pods, so as to deliver sustainable development.