

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0329

Development description: installation of jumping pillow

Site address: Northcliffe Holiday Park, Bottoms Lane, High Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Jill Bastow

Applicant: Northcliffe Holiday Park

fao: Mr A Martin, Bottoms Lane, High Hawsker, Whitby, YO22 4LL

Agent: BHD Partnership

fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Director of Planning's Recommendation

Approval subject to 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	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	MISC00	If the use of the jumping pillow hereby approved permanently ceases it shall be removed from the site within 6 months of that cessation and the land shall, as far as practical, be restored to its condition before development took place.

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	MISC00	In order to return the land to its former condition and comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.

Consultation responses

Parish

No objection

Natural England

No comments received

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 8 June 2022



View of the recreation field where the jumping pillow is to be located in the far corner

Background

Northcliffe Holiday Park is situated on the coastal plain south of Whitby and east of Hawsker village. It is relatively well screened in the wider landscape by a small landform rise to the west and a reasonable amount of perimeter shrub planting.

The site is long established comprising 171 pitch static caravan area, 30 pitch touring caravan area and open “paddock field” benefitting a certificate of lawfulness for towing caravans. The site contains four main permanent buildings comprising a managers dwelling with integral reception office, toilet/shower block building, site maintenance store and a relatively modern shop/tea room building.

Planning permission was granted in 2014 for the construction of a tennis court and basketball court at the southern end of the existing recreation field to the east of the holiday park. Subsequent to that an amendment was sought and granted in 2016 to create a crazy golf course in place of the approval basketball court. These works have all been completed.

Planning permission is now sought for an inflatable ‘jumping pillow’ in the southwest corner of the recreation field adjacent to the crazy golf course and tennis court. The jumping pillow will measure 11.2 metres x 9.0 metres surrounded by a 2 metres sand safety strip and will be coloured green.

Main issues

The relevant policies of the Local Plan are considered to be Strategic Policy J (Tourism and Recreation) and Policy UE1 (Location of Tourism and Recreation Development).

Strategic Policy J supports tourism and recreation development where it is consistent with the principles of sustainable tourism; it does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents; it 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; and it does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Policy UE1 supports tourism and recreation development in the open Countryside where the proposal is for the expansion or diversification of an existing tourism or recreation business; the proposed development is functionally dependent and subservient in scale to the existing business; and it has been demonstrated that the proposed development cannot be accommodated in an existing building.

This proposal would enhance the recreational facilities on offer at this long-established holiday park which enables visitors to increase their enjoyment of what the National park has to offer. It would not be visually intrusive in the wider landscape and would relate well to the existing recreational facilities to the east of the site. Furthermore there are no nearby residents that might otherwise be affected by any potential increase in noise and activity in this area of the holiday park.

As such the proposal is considered to be in accordance with Strategic Policy J and Policy UE1 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.