

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0338

**Development description:** use of land for the siting of two glamping pods for holiday letting purposes with associated access paths, parking and refuse storage area and alterations to site access

**Site address:** Prospect House Farm, Hay Lane, Scalby

**Parish:** Newby and Scalby

**Case officer:** Mrs Jill Bastow

**Applicant:** Mr & Mrs Joe & Kimberley Marshall  
Prospect House Farm, Hay Lane, Scalby, Scarborough, YO13 0BH

**Agent:** MWCF Ltd  
fao: Mr Michael Forster, 15 The Lane, Mickleby, Whitby, TS13 5LU

## 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	RSU011	The glamping 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 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 glamping pods hereby permitted shall form and remain part of the planning unit at Prospect House Farm and shall not be leased off from the main dwelling 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	GACS00	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 proposed lighting shall be of a style and luminance (typically a warm white bulb of 3000k or less and no more than 500 lumens) which minimises glare and light pollution. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
6	LNDS01	Prior to the development hereby approved 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 the planting of a native hedge to the realigned entrance and to the guest parking area and shall specify plant species, sizes and planting densities for all 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.
7	LNDS10	Prior to the development hereby approved being first brought into use full details of the hardsurfacing to be utilised on the site, including to the guest parking area and patio to each glamping pod, have been 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.
8	WPDR12	Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.
9	MISC00	If the use of the glamping pods hereby approved for holiday letting purposes permanently ceases, the glamping pods shall be removed from the land in their entirety within 6 months of the use ceasing and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing.
10	HWAY00	The development must not be brought into use until the access to the site at Prospect House Farm 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:  The crossing of the highway verge must be constructed in accordance with the approved details and Standard Detail

		<p>number E9A.</p> <p>Any gates or barriers must be erected at the highway boundary and must not be able to swing over the existing highway.</p> <p>The final surfacing of any private access within 1 metre of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</p> <p>All works must accord with the approved details.</p>
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**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	RSU000	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE2.
4	RSU000	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE2.
5	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
6	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
7	LNDS00	In the interests of the satisfactory appearance of the

		development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
8	WPDR00	In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with Strategic Policies A and C and Policy UE2 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
9	MISCO0	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted to provide facilities for visitors in line with Policy UE2 of the Local Plan.
10	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
<b>Informative(s)</b>		
<b>Informative number</b>	<b>Informative code</b>	<b>Informative text</b>
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><a href="https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf">https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf</a></p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>

## Consultation responses

### Parish

No objection

### Highways

No objection. Comment that the junction of the access onto Hay Brow Road is very acute and vehicles have difficulty positioning themselves perpendicular to the highway, restricting the practical available visibility. The plans show a slightly widened vehicle access point, which will allow vehicles to position themselves more perpendicular. The proposed new access alignment within the highway boundary must be constructed to the LHA specification and must not contain any loose stone which could be brought onto the highway. It would be advisable for a couple of passing places to be constructed along the length of the private drive to facilitate passing between the additional vehicular traffic and existing farm traffic.

### Environmental Health

No objection

### Third party responses

No comments received

### Publicity expiry

Advertisement/site notice expiry date: 16 June 2022

Photo showing the proposed site for the glamping pods on the left hand side of the access with the proposed guest parking area on the right hand side



Photo showing the relationship of the proposed site for the glamping pods to the existing farm buildings



Photo showing the existing junction of the access drive with Hay Lane which it is proposed to improve with the removal of a short length of hedge and the realignment of the junction





## Background

Prospect House Farm lies some 2 km to the west of Scalby on the north side of Hay Lane. It is accessed via a long private drive of some 650 metres which runs parallel to Hay Lane but at a lower level below the wooded escarpment. In addition to the farmhouse, there is an extensive range of traditional stone farm buildings. A public bridleway passes along Carr Lane to the east of the farm which affords views of the farm and the woodland beyond.

Planning permission is sought for the siting of 2 no. glamping pods on land to the west of the main farmhouse and farm buildings at Prospect House Farm. The land is elevated above the access track with extensive mature woodland behind. The pods, which can accommodate 2 adults and 2 children, each measure 7 metres by 3.9 metres with an area of timber decking to the front and would be clad in timber boarding with a dark grey sheeted roof. It is proposed to use an existing area of hardstanding on the east side of the access track for guest car parking and to enclose this area with a post and rail fence with native hedge planting. Drainage would be directed to a new package treatment plant and soakaway.

## Main Issues

### Local Plan

The relevant strategic policies in the determination of this application are considered to be **Strategic Policy A** (Achieving National Park Purposes and Sustainable Development), **Strategic Policy B** (Spatial Strategy), **Strategic Policy C** (Quality and design and Development), **Strategic Policy G** (Landscape) and **Strategic Policy J** (Tourism and Recreation). **Policy UE1** (Location of Tourism and Recreation Development) and **Policy UE2** (Camping, Glamping, Caravans and Cabins) and **Policy ENV4** (Dark Night Skies) are the more detailed development management policies.

**Policy UE1** only permits new tourism and recreation development in the Open Countryside where it complies with Policy UE2 and supports the expansion or diversification of an existing tourism and recreation business.

**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.

**Policy ENV4** seeks to protect the darkness of the night skies above the National Park by requiring development proposals to minimise light spillage. In the open countryside external lighting will only be permitted where it is essential for safety or security.

### **Principle of development**

This proposal is for a small scale development of two modestly sized glamping pods each capable of accommodating two adults and two children with associated vehicular parking and would be managed from the main farmhouse as holiday letting accommodation.

The pods are of a high quality timber design with timber cladding under a dark grey sheeted roof that would complement the wooded surroundings. They require no foundations, only a natural stone gabion base and would not be connected to the public foul drainage system and instead would be connected to a new package treatment plant. As such they can be removed when no longer required and the land restored without harm to the landscape of the National Park. Furthermore, 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, particularly given that there is already a degree of noise and activity generated by the farm itself.

As such in principle the proposal meets the requirements of Policy UE2.

### **Landscape setting**

It is proposed to site the lodges on the elevated grassland to the west of the access track beyond which the land continues to rise with mature woodland. Although the site is open to the east, any views of the pods would be against the wooded backdrop and would not be visible on the skyline. Glimpsed views would be afforded from the bridleway along Carr Lane but as outlined, it is not considered that the pods would be prominent and would be seen in the context of the existing buildings at the farm such that they would not appear as sporadic or isolated structures. As such it is not considered that the lodges would have a detrimental impact on the landscape of the National Park and as such meets with the requirements of Policy UE2.

The application also proposes to realign the junction of the access drive with Hay Lane to improve visibility for vehicles leaving the site. The Highway Authority are supportive of this. There will be the need to remove a short length of hedge to facilitate this but the application proposes to plant additional native hedging along the new junction and as such it is not considered there would be any landscape harm.

### **Residential amenity**

There are nearby residential properties that might otherwise be directly affected by the occupation of the glamping pods. Although there will be a degree of additional traffic attracted to the site it is not considered that this would be significant and would not

cause undue noise and disturbance to the occupiers of those residential properties on Hay Lane adjacent to the entrance to the farm.

### Conclusion

This application is for a small scale development of two modestly-sized glamping pods in close proximity to the main dwelling and buildings at Prospect House Farm on a small area of grassland on the edge of mature woodland. Noise and activity arising from the proposal is likely to be limited and would represent a small increase to that already generated by the farm itself. 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 and appropriate external lighting.

As such it is considered that the proposal meets the criteria of Strategic Policies A, B, C, G and J along with Policies UE1, UE2 and ENV4 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.