

**Town and Country Planning Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

To: Mr James Ulliott  
c/o Ian Pick Associates Ltd  
fao: Mr Sam Harrison  
Station Farm Offices  
Wansford Road  
Nafferton  
Driffield  
YO25 8NJ

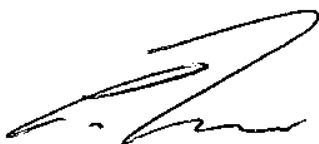
The above named Authority being the Planning Authority for the purposes of your application validated 09 August 2022, in respect of proposed development for the purposes of **use of land as a campsite for 15 tents (revised scheme to withdrawn application NYM/2022/0303)** at **The Hulley's Farm, Little Moor Road, Cloughton** has considered your application and has **granted** permission for the proposed development subject to the following:

**Condition(s):**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Document Description	Document No.	Date Received
Application Form		09 August 2022
Design and Access Statement		09 August 2022
Amended Plans	P/JU/01/A	29 September 2022
3. No tent shall remain on the site between 31 October in any one year and 1 March in the succeeding year.
4. The permission hereby granted shall only permit a total of 15 pitches for use by tents only for holiday purposes. For the avoidance of doubt this permission does not permit the stationing of any caravans, motorhomes, camper vans or static caravans and no tent shall be sited on the site for more than 28 consecutive days.
5. The mobile toilet and shower block shall not remain on the site between 31st October in any one year and 1st March in the succeeding year and shall be stored on the farmyard during that period, in a location to submitted to and agreed in writing by the Local Planning Authority prior to it being first sited on the camp site. The agreed storage location shall be maintained for this purpose in perpetuity.
6. Prior to the development being brought into use, full details of the mobile toilet and shower block shall be submitted to and approved in writing by the Local Planning Authority. The facility shall accord and be sited in accordance with the approved plans.

Continued/Condition(s)



Mr C M France  
Director of Planning

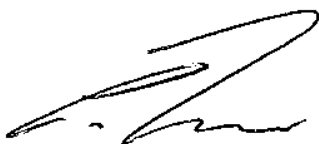
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7. Prior to the development being brought into use details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- a statement setting out the design objectives and how these will be delivered.
  - means of enclosure, shall include full details of any proposed materials to be utilised in fences and the timetable to implement the proposed works.
  - boundary treatment[s] (north South East and west boundaries) to bolster the existing tree line and provide additional tree planting on the land to help screen the site from wider views and shall include full details of the proposed size and species of all trees and hedging;
  - hard surfacing materials.
  - minor artefacts and structures [e.g., refuse or other storage units, signs, etc].
  - renewable energy installations where relevant.
  - CCTV.
- The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be maintained in perpetuity and managed and maintained in accordance with an approved scheme of management and maintenance.
8. No fires shall be lit within [10] metres of the nearest point of the canopy of any retained tree. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.
9. 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
10. No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
11. There must be no access or egress by any vehicles between the highway and the application site at The Hulleys, Cloughton until splays are provided giving clear visibility of 160 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Informative(s)



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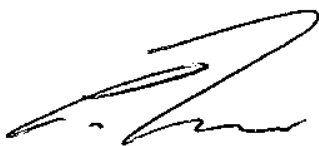
**Informative(s)**

1. An explanation of the terms used above is available from the Local Highway Authority.
2. The applicant is advised that prior to the commencement of the use of the site the applicant will need to be obtain a camping licence for the site from the Environmental Health Team at Scarborough Borough Council

**Reason(s) for Condition(s)**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In order to ensure that the tents and associated levels of activity are not occupied on a year-round basis when tree cover in minimal and in order to comply with Strategic Policy A of the North York Moors Local Plan
4. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Strategic Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
5. In order to ensure that the mobile toilet and shower block and associated levels of activity are not used on a year-round basis when tree cover in minimal and in order to comply with Strategic Policy A of the North York Moors Local Plan
6. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. 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.
8. In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
9. 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.

Continued/Reason(s) for Condition(s)



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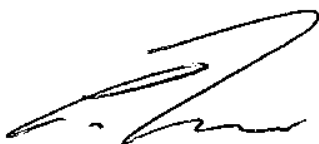
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10. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
11. In the interests of highway safety

**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 re-siting of the building to protect trees on site, so as to deliver sustainable development.



Mr C M France  
Director of Planning

Date 13 October 2022

Please Note your Rights of Appeal are attached to this Decision Notice

## Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
  - a) refuse an application for planning permission or grant it subject to conditions;
  - b) refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
  - c) refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

### Notes

1. Please note, only the applicant possesses the right of appeal.
2. No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
3. In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
4. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
5. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.