

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0602

Development description: use of land as a campsite for 15 tents (revised scheme to withdrawn application NYM/2022/0303)

Site address: The Hulley's Farm, Little Moor Road, Cloughton

Parish: Cloughton

Case officer: Mr A Muir

Applicant: Mr James Ulliott
The Hulley's Farm , Little Moor Road, Cloughton, Scarborough, YO13 0AR

Agent: Ian Pick Associates Ltd
fao: Mr Sam Harrison, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>												
2	PLAN00	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers].</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Application Form</td> <td></td> <td>09 August 2022</td> </tr> <tr> <td>Design and Access Statement</td> <td></td> <td>09 August 2022</td> </tr> <tr> <td>Amended Plans</td> <td>P/JU/01/A</td> <td>29 September 2022</td> </tr> </tbody> </table>	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
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Amended Plans	P/JU/01/A	29 September 2022												
3	RSU000	No tent shall remain on the site between 31st October in any one year and 1st March in the succeeding year.												
4	RSU000	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	RSU000	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 farm yard 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	MISC00	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.
7	LNDS00	<p>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:</p> <ul style="list-style-type: none"> i. a statement setting out the design objectives and how these will be delivered; ii. means of enclosure, shall include full details of any proposed materials to be utilised in fences and the timetable to implement the proposed works,; iii. 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; iv. hard surfacing materials; v. minor artefacts and structures [e.g. refuse or other storage units, signs, etc.]; vi. renewable energy installations where relevant; vii. CCTV; <p>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.</p>
8	LNDS00	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	WPDR00	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	GACS00	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	HWAY00	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.

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	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	RSU000	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	RSU000	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	MISC00	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	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.
8	LNDS00	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	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.
10	GACS00	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	HWAY00	In the interests of highway safety
Informative(s)		
Informative number	Informative code	Informative text
1	INFO0	Visibility Splays (MHC-05). An explanation of the terms used above is available from the Local Highway Authority.
2	INFO0	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

Consultation responses

Parish

Supports the scheme in principle but have strong concerns over highway access/visibility and are eager to understand what the toilet facilities entail.

Highways

No objection, require a condition to be applied to ensure visibility splays of 160m are achieved and maintained.

Environmental Health

No objections, require informative advising applicant of need for a camping site license.

Third party responses

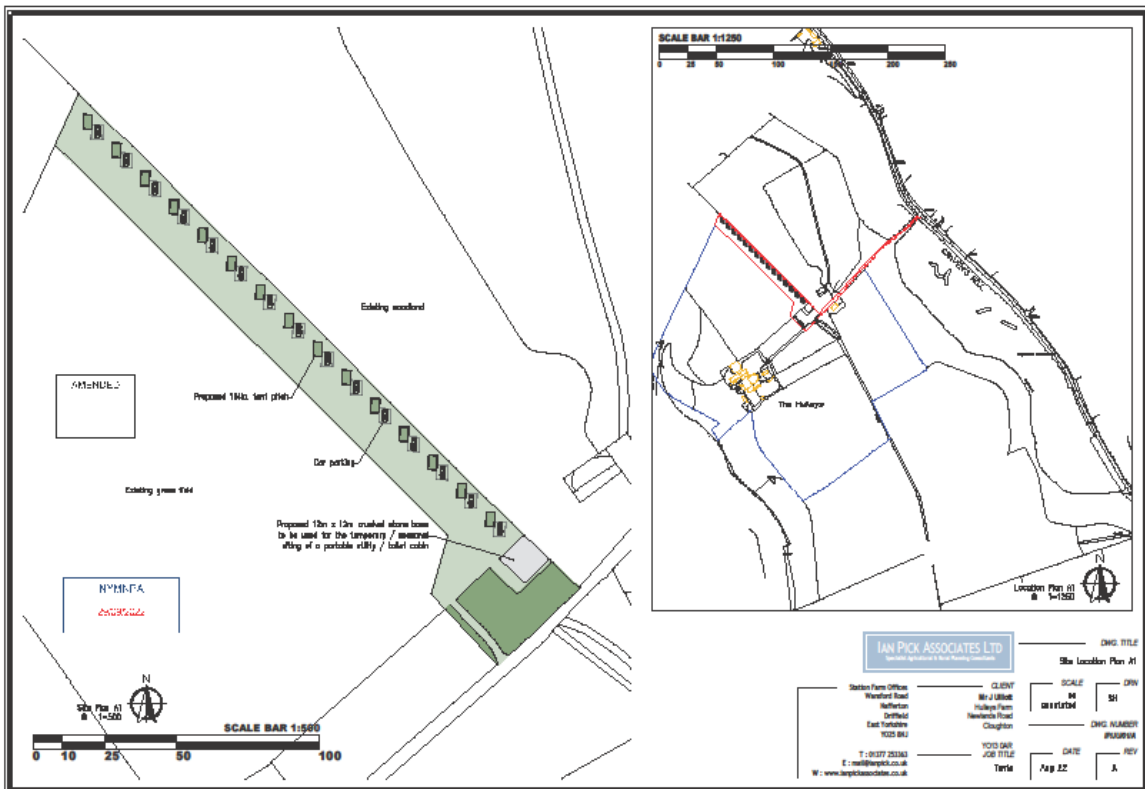
None received

Publicity expiry

Site notice expiry date 26 September 2022



View from Public Right of Way North towards proposed site behind the silage bales



Amended Scheme

Background

The Hulley's is an isolated farm located approximately 400m west of Little Moor Road between Hodgson's Hill and Craven's Hill in Cloughton. The site lies in an elevated position and extends to some 12.5 hectares. The farm benefits from dense swathes of mature woodland either on or just beyond the farm's boundaries to the North, East and West. There are public footpaths over the farmland which link to the Cleveland Way to the East and to the network of public right of ways across Cloughton Moor and Forest. Other than the public right of way which runs from the south to the farm's access track and then west along the farm track towards and through the farmyard there are no other views into the site from the surrounding public right of way and highway network. Views from the south are limited due to the topography and particularly the fall of the land to the south.

The existing site consists of a stone and pantile range of traditional buildings, several modern agricultural buildings and four static caravans.

This application initially related to the field to the immediate east of the static caravan site which bounds the field to the south, paddock to the north and the public footpath to the east. This location on the farm has been operated as a successful tented camping site over the past 2 years under the 28/56 day permitted development rule during the Covid recovery period. The customer base was mainly passing cyclists requiring overnight accommodation. However, it is considered that this site was too open and therefore did not comply with current policy. On that basis, the applicant agreed to move the site to the field to the north of the farm access track and set it out in a linear form along the eastern boundary with a mobile toilet and shower block located in the eastern corner. Planning permission is therefore sought for the use of a part of the field for a 15-pitch grass campsite with a mobile toilet and shower block, along with a mixed species buffer planting scheme to lessen any potential landscape impact.

The existing farm access track will be utilised to provide access to the field and there is no hardsurfacing to be located within the site except for a stoned surface for the mobile toilet and shower block. The proposed mobile building is to be sited only during the camping season and will then be removed at the end of the season to a location within the farmyard.

Main issues

Local Plan

Strategic Policy A (National Park Purposes) seeks to take a positive approach to new development, in line with the presumption in favour of sustainable development and where decisions are consistent with National Park statutory purposes:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;

2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

It goes on to state that where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied, and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the National Park.

Strategic Policy C (Design) seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high-quality design; incorporates good quality construction materials and design details.

Strategic Policy G (Landscape) seeks to ensure that the high quality, diverse and distinctive landscapes of the North York Moors be conserved and enhanced, with great weight being given to landscape considerations in planning decisions and development will only be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character.

Strategic Policy J (Tourism and Recreation) 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.

Strategic Policy K (The Rural Economy) seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand; it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors and provides for and supports small and micro business through the provision of flexible start-up businesses; it provides additional opportunities to diversify and better equip the National Park's workforce, or provides additional facilities, or better use of existing facilities for educational and training uses

Policy UE1 (Location of Tourism and Recreation Development) seeks to permit recreation development where it is in Helmsley or within the main built-up area of one of the villages; or in Open Countryside where it involves a small-scale conversion and/or extension of an existing building of architectural or historic interest, or where it complies with Policy UE2.

Policy UE2 (Camping, Glamping, Caravans and Cabins) seeks to permit small scale holiday accommodation (such as tents, pods, yurts, tepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is within Helmsley or the main built up

area of a village and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.

Material Considerations

The proposed development is located within close proximity to the existing agricultural and holiday business and seeks to expand the facilities to provide for the tented camping customer.

The proposed development would not be visually intrusive in the immediate or wider landscape, with the tented camping and mobile toilet and shower block being located adjacent to the backdrop of trees and the proposed additional planting to help the overall development blend into the woodland backdrop. Whilst there is a public right of way in the immediate vicinity the planting scheme will screen these views. A condition has been applied in respect of the planting scheme with additional planning of trees to the eastern boundary to ensure that any future felling of the woodland beyond this boundary will prevent the camp site from causing any harm to the wider landscape.

The principle of a mobile toilet and shower block is acceptable to ensure that this development can go ahead. At the time of writing, the design of this was not available due to the technical investment required for such a building. Therefore, a condition has been applied for the details of such a building to be submitted and approved before the use of the tented camping proceeds.

The proposed development will provide additional and alternative tourist accommodation within the local area and would meet the aims and objectives of the policies outlined above.

The scheme has been amended to reduce the impact on visual amenity of the area and a condition has been applied to prevent any lighting on the site to reduce the overall night-time pollution from the site. Therefore, there would be no detrimental landscape impact and nor would the proposal result in an unacceptable increase in activity levels.

The Parish Council supports the scheme in principle but have strong concerns over highway access/visibility and are eager to understand what the toilet facilities are. The Parish has been advised of the proposed conditions in respect of the visibility splays and the requirement for the details of the mobile toilet and shower block to be provided prior to the use of the site commencing. The Highway Authority has required a condition to improve the visibility splays at the entrance to the farm access track to ensure that highway safety is not impeded.

This development represents an enhanced use of an existing tourism facility, it is of a scale, design quality and low-level impact which shows an understanding of the National Park Authority's first purpose.

In view of the above approval is recommended.

Pre-commencement conditions

N/A

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 9 which seeks to increase the intrinsic darkness of the National Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027; and Objective 16 which seeks to promote the North York Moors National Park as the premier recreational/family cycling destination in the north of England.

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.