

# North York Moors National Park Authority

## Delegated decision report

Application reference number: NYM/2022/0651

**Development description:** use of land for an additional 12 touring caravan pitches, siting of 10 camping pods and 17 static caravans (net reduction to numbers approved under planning application NYM/2011/0723/FL), construction of two storey extension to Scotts Fir Cottage, erection of agricultural storage building and installation of ground mounted solar panels

**Site address:** Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales

**Parish:** Fylingdales

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr & Mrs Butterfield  
c/o Agent

**Agent:** Edwardson Associates

fao: Melanie Edwardson, 10 Paddock House, Middle Street South, Driffield, YO25 6PT

## 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	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>001</td><td>25/08/2022</td></tr><tr><td>Overview site plan - as proposed</td><td>101</td><td>25/08/2022</td></tr><tr><td>Site plan as proposed: Caravans, tourers, pods &amp; solar panels.</td><td>102</td><td>25/08/2022</td></tr><tr><td>Indicative pod design</td><td>103</td><td>25/08/2022</td></tr><tr><td>Caravan -as proposed (Indicative design)</td><td>104</td><td>25/08/2022</td></tr><tr><td>Scotts Fir Cottage and Shed: Site plan as proposed</td><td>105</td><td>25/08/2022</td></tr></tbody></table>	Document Description	Document No.	Date Received	Location Plan	001	25/08/2022	Overview site plan - as proposed	101	25/08/2022	Site plan as proposed: Caravans, tourers, pods & solar panels.	102	25/08/2022	Indicative pod design	103	25/08/2022	Caravan -as proposed (Indicative design)	104	25/08/2022	Scotts Fir Cottage and Shed: Site plan as proposed	105	25/08/2022
Document Description	Document No.	Date Received																					
Location Plan	001	25/08/2022																					
Overview site plan - as proposed	101	25/08/2022																					
Site plan as proposed: Caravans, tourers, pods & solar panels.	102	25/08/2022																					
Indicative pod design	103	25/08/2022																					
Caravan -as proposed (Indicative design)	104	25/08/2022																					
Scotts Fir Cottage and Shed: Site plan as proposed	105	25/08/2022																					

		Scotts Fir Cottage: Floor Plans, Sections, Elevations-as proposed Shed: Floor plans, sections, elevations - as proposed or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	106 107	25/08/2022 25/11/2022
3	RSU00	The total combined number of static caravans, camping pods, and seasonal touring caravan/tent pitches on the site outlined in red on the submitted plans (Drawing no. 102) shall not exceed 344 with no more than 28 static caravans and 10 camping pods, without a further grant of planning consent.		
4	RSU000	The static caravans, touring caravans and camping pods hereby permitted shall be used only for holiday accommodation and shall not be used as the main dwelling of any of the occupiers. The caravans/pods shall not be occupied during the month of February and the site operator shall maintain a register giving names and home addresses of any person who occupies any one of these static units for more than 6 calendar months in any year. That register shall be made available to the Local Planning Authority for inspection on request during normal office hours.		
5	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded 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	MATS00	The external surface of the roof of the static caravans and agricultural storage building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.		
7	MATS00	The solar panels hereby approved shall have black frame and thereafter be so maintained.		
8	MATS00	If the use of the solar panels, camping pods, static caravans or agricultural building hereby approved permanently ceases they shall be removed from the site within 3 months of that cessation and the land shall, as far as practical, be restored to its condition before development took place.		

9	MATS00	All new stonework and roofing tiles used in the proposed extension to the dwelling hereby permitted shall match those of the existing dwelling, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
10	MATS00	All new windows in the extension to the dwelling hereby permitted shall match those of the existing dwelling in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11	LNDS00	All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

#### 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	RSU00	In order to enable the Local Planning Authority to retain control over activity levles and the scale of development and to ensure compliance with Strategic Policy A of the North York Moors Local Plan, which seeks to conserve and enhance the special qualities of the National Park.

4	RSU00	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.
5	GACS00	In order to comply with the provisions of Strategic Policy A and ENV4 of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.
6-10	MATS02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
11	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.

#### Informative(s)

Informative number	Informative code	Informative text
1	INFO0	<p>It is the applicant's responsibility to ensure that the existing sewage treatment plant is capable of treating any additional foul input as a result of the development, and that conditions of the permit continue to be complied with, to ensure that risks to potable groundwater resources continue to be safely managed.</p> <p>The Environment Agency would expect to be re-consulted if a new package treatment plant is required or the existing permit requires varying. The applicant is advised to contact the Environment Agency at <a href="mailto:PSC-WaterQuality@environment-agency.gov.uk">PSC-WaterQuality@environment-agency.gov.uk</a> to discuss likely issues.</p> <p>Additional 'Environmental Permitting Guidance' can be found at: Discharges to surface water and groundwater:</p>

		environmental permits - GOV.UK (www.gov.uk).
2	INFO0	<p>The applicant has indicated that rainwater from the roofs of the new/extended structures will be discharged to ground via a soakaway. The Environment Agency would like to refer the applicant to their groundwater position statements in ‘The Environment Agency’s approach to groundwater protection’, available from gov.uk. This publication sets out their position for a wide range of activities and developments, including the discharge of clean roof water to ground (position G12).</p> <p>The applicant should ensure that the requirements of the position G12 are met and that any new soakaway will be; no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway, and not less than 50 metres from the nearest potable water supply (note that the site is served by a potable groundwater abstraction). Similarly, we would expect to be re-consulted if surface water other than that from roofs will be discharged to the soakaway.</p>

### Consultation responses

#### Scarborough Borough Council

No comments

#### Parish

No objections

#### Highways

No objections

#### Environmental Health

No objections

#### Environment Agency

No objections but informative comments

#### Natural England

Standing advice

#### Council for Protection of Rural England

No comment

#### Police Designing Out Crime Officer

Advice regarding the provision of cycle storage, lighting, security of windows and doors, alarms, shutters and cctv.

Third party responses

None

Publicity expiry

Advertisement expiry date – 13 October 2022

View from within caravan site to touring caravan pitches, camping pods and static caravans



View from bottom of site of pods and statics



Area of proposed touring caravan site extension with area of solar panel extension beyond



Existing solar array with extra row to the rear



Proposed extension to dwelling on gable end



Proposed new agricultural building in between phone mast and existing agricultural building



## Background

Grouse Hill Caravan Park is a large seasonal touring caravan and camping site located to the west of the A171 Scarborough to Whitby Road. The caravan park is accessed via



a gated track, the entrance to which is to the rear of the Flask Inn and close by the Flask Inn Caravan Site. The caravan park itself is located in a landform hollow and is not visible from the main road. Views of the site can however be gained from the Countryside Rights of Way (CROW) registered access land to the east. To the south and west are thick belts of trees and woodland which screen the development and to the north the rising land screens the application site. The caravan site operates 11 months of the year and has permission for the siting of up to 160 seasonal touring holiday caravans and up to 175 tent/tourer pitches, 11 static caravans and 30 camping pods. There is also over winter storage of caravans in the northern half of the site.

A manager's house was granted planning permission in 2005, close to the entrance to the site to enable proper management of this substantial site. Then in 2016, planning permission was granted for the conversion of a double garage to provide wardens accommodation and permission was also granted for a general-purpose storage shed.

This current application comprises five separate elements as follows: -

Touring caravan pitches – additional 12 touring caravan pitches, located immediately north of the top field used for touring caravans, along with additional hedge planting along the northern boundary (although the site is not visible outside the applicant's land to the north)

Re-organisation of the site – permission is sought for the re-organisation of the part of the site that has permission for a mix of camping pods and static caravans. It is proposed that the area that has 30 pods be changed to 10 pods and 17 statics.

Domestic extension – a part two-storey and part single storey extension is proposed to enable the internal layout of the dwelling to be improved, with improved kitchen area and a dressing room for the main bedroom.

Agricultural shed – A portal frame general purpose agricultural building is proposed for the storage of tractors and other equipment associated with the maintenance and upkeep of both the caravan park and the applicants wider agricultural holding. This would be located in between the existing agricultural shed and the telecom mast, and against a backdrop of woodland.

Ground mounted solar panels – These would be located adjacent to the existing array and create a third row of panels.

## Main issues

### Local Plan

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.

Policy UE2 (Camping, Glamping, Caravans and Cabins) seeks to permit small scale holiday accommodation where, if in the Open Countryside, is not isolated from an existing business or residential unit which will be used to manage the accommodation.

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. The accommodation should avoid extensive alteration to ground levels, has a low environmental impact, does not lead to unacceptable harm in terms of noise and activity on the immediate area; does not detract from the character, tranquillity or visual attractiveness of the area; and is of a high-quality design which complements its surroundings.

For cabin and chalet proposals the development should be in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.

The intention of the policy is to allow for small scale and sensitively designed holiday accommodation to support local businesses and allow people to enjoy the special qualities of the National Park. Applicants will be expected to provide details of proposed management arrangements. Parcels of land isolated from the managing unit are not considered to be suitable locations for development.

The policy refers to 'small scale' developments, and is intended to mean development (when considered cumulatively with any existing development) that conserves the natural beauty, wildlife and cultural heritage of the National Park. As a guide, sites comprising no more than 12 units (including any existing units) are likely to be considered small in scale.

The policy does not allow for the provision of new static caravans, except where existing sites are being remodelled in order to bring about environmental improvement.

Policy BL5 (Agricultural Development) seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

Material Consideration

Additional tourers – a small number of additional tourers are proposed adjacent the existing touring caravans and would be well screened by topography in the wider landscape. There would be no landscape harm with this part of the proposal and is considered to be in accordance with Policy UE2.

Re-organisation of pods and statics - In this case it is proposed to reduce the number of pods and increase the number of statics on the parcel of land already used for these two purposes. This lower part of the site is well screened from wider views and forms an integral part of the wider well established caravan site. Furthermore, it is proposed that the static caravans have dark roofs, which would minimise their impact when viewed from footpaths and open access land to the south. Furthermore, it is considered that the reduction in density could bring an environmental improvements, and consequently, this element of the proposal is considered acceptable and in accordance with Policy UE2.

Extension to Scotts Fir Cottage – Extensions to dwellings are considered against Policy CO17 of the NYM Local Plan. This Policy highlights the importance of the scale, height, form, position and design of householder development and seeks to ensure that proposals take full account of the character of the local area as well as the special qualities of the National Park. This policy also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It is explained in the policy that very large extensions can be overbearing and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities.

However, the Policy also states that there can be compelling planning considerations in favour of a larger extension; an example of which could be the need for manager's accommodation. In this case the dwelling is tied to this substantial caravan site business, and therefore does not form part of that wider housing stock. Consequently, it is not considered appropriate to utilise the 30% policy in this case. In terms of design, the proposed extension would be subservient in scale to the host dwelling and would improve the internal circulation space, and associated office space for the business. The dwelling is set against a backdrop of woodland and there would be no landscape harm. Consequently, this element of the proposal is considered acceptable.

Erection of agricultural shed - This proposal is considered primarily against Policy BL5. In this case, the proposed building is required ancillary to the business, would be closely related to the existing agricultural/storage building and dwelling and would be set against a backdrop of trees, so would be unlikely to have a detrimental impact on the character of the locality. Consequently, this element of the proposals is considered acceptable.

## Conclusion

This application seek permission for the re-organisation of an existing mixed tourism development, along with an enlargement of the managers dwelling, which is tied to the business, and additional storage facilities.

The proposal would not result in harm to the landscape character of the area and would not have a wider visual impact, outside the site. The proposal is therefore considered to be in accordance with the adopted Policies outlined above, and approval is recommended.

## Pre-commencement conditions

N/A.

## 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.