

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0410

**Development description:** use of land as camping and caravanning site

**Site address:** Selly Hill Farm, Guisborough Road, Aislaby

**Parish:** Newholm-Cum-Dunsley

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr Peter Scott

Selly Hill Farm, Guisborough Road, Whitby, YO21 1SE

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text												
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.												
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table> <tr> <th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr> <tr> <td>Red Line Plan</td><td>N/A</td><td>31 May 2022</td></tr> <tr> <td>Foul Drainage Assessment</td><td>N/A</td><td>5 December 2022</td></tr> <tr> <td>Planting details</td><td>N/A</td><td>5 December 2022</td></tr> </table>	Document Description	Document/Drawing No.	Date Received	Red Line Plan	N/A	31 May 2022	Foul Drainage Assessment	N/A	5 December 2022	Planting details	N/A	5 December 2022
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3	UOR17	The units of holiday accommodation hereby approved on Selly Hill Farm shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The owner/operators of Selly Hill Farm shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.												
4	MC00	No caravan or tent shall remain on the site between 31 October in any one year and 1 March in the succeeding year. Any variation to this will require a new grant of planning consent from the Local Planning Authority.												
5	MC00	Notwithstanding the details submitted, there shall be no alteration to the existing ground level of the site.												
6	LD04	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. - This condition may be appropriate where the landscaping is either not a major element of the development or is small in scale or where compliance is likely without any problems; use with Landscaping – scheme.												

7	AC19	No external lighting shall be installed in the development hereby permitted.
8	MC00	No more than 10 touring caravans and 5 tents shall be on site at any time.

**Reason(s) for condition(s)**

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	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	RSN UOR15	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.
4	RSN MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
5	RSN MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
6	RSN LD01	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	RSN AC02	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
8	RSN	In order to enable the Local Planning Authority to retain control over activity levles and the scale of development and to ensure

	MISC00	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.
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This photo shows the views across the landscape from within the site.



This photo shows the entrance to the site from Guisborough Road. It is possible to see the development site in the gap between the buildings.



This photo shows the view of the site from Guisborough Road, concealed by farm buildings and natural screening.



## Consultation responses

### Parish

No objection – 8 July 2022

### Highways

No objections – 18 July 2022 - on the clear understanding that the conditions previously applied to application NYM17/0265/FL are still valid.

### Yorkshire Water

Comment – 24 June 2022 - the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.

### Environmental Health

No objection – 2 August 2022 - The applicant should be made aware that, should permission be granted: 1) They will need to make an application for a caravan site licence 2) If the drinking water to the site is supplied via a private water supply, this will require sampling as per the relevant regulations.

### Natural England

Object – 15 August 2022 - no assessment of the risks of pollution to the waste environment has been provided by the applicant.

Objection removed following submission of FDA – 9 March 2023

## Third party responses

No responses

## Publicity expiry

Advertisement/site notice expiry date: 1 August 2022

## Background

Selly Hill Farm is located approximately half a mile north of the main built up area of Aislaby. The site comprises a main farmhouse and a mix of traditional and modern farm buildings. The applicant previously had a Camping and Caravanning Club licence for 5 touring caravans (without the need for planning permission) to the rear of the farmhouse, however circumstances have changed, and the license is no longer valid.

This application seeks planning permission for the use of the land to the rear of the farmhouse for 10 touring caravan pitches and 5 camping pitches between 1 March and 31 October.

## Main issues

### Local Plan

**Strategic Policy A** relates to Achieving National Park Purposes and Sustainable Development. Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes. New development should conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and also promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. 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** relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

**Strategic Policy J** relates specifically to tourism and recreation. The policy states that development will be supported 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 and where 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. The development should be of high quality, scale and design that takes into account and reflects the sensitivity of the local landscape. The development must not compromise the enjoyment of existing

tourism and recreational facilities or Public Rights of Way and must not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

**Policy UE1** relates specifically to the Location of Tourism and Recreation Development. Tourism and recreation development will only be permitted where it is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B; 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** relates specifically to Camping, Glamping, Caravans and Cabins. The policy states that development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or; where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. The development must not cause unacceptable harm in terms of noise and activity on the immediate area or detract from the character, tranquillity or visual attractiveness of the area. The accommodation should be of a high quality design which complements its surroundings.

## Discussion

The use of the land to the rear of the farmhouse at Selly Hill Farm is well established as a caravan site. However, this application seeks permission for the use of the land for an increased number of touring caravans, increasing from 5 to 10 units. The application also seeks permission for 5 camping pitches.

The Authority's adopted policies seek to ensure that tourism development, such as that proposed at Selly Hill Farm, does not result in unacceptable levels of harm to the surrounding area. The development site is located within the open countryside and as such, Policy UE2 requires the units to be closely related to the dwelling that will manage the accommodation. The proposed caravan and camping pitches are located immediately to the rear of the main farmhouse and outbuildings, so visually relate to the main farm but are a sufficient distance from any neighbouring residents in order that the development does not have a harmful impact on their amenities.

The policy also requires that all sites must be 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. The development site appears very open from within the site, with clear views across the landscape to the sea. However, the site is very well screened by existing vegetation and farm buildings when viewed from Guisborough Road. There are no footpaths or public rights of way within close proximity of the site that would allow for close range views into the site, however as part of this application, the applicant has proposed a



scheme of planting along the northeast boundaries of the site. The southwest boundary is well screened by an area of dense trees and vegetation.

The supporting information submitted with the application makes reference to a 1ft topsoil scrape in order to lower the height of the proposed touring caravan pitches. However, this is not considered necessary in terms of mitigating the visual impact of the development and would instead result in harm to the landscape, contrary to the Authority's adopted policies. As such, a condition has been applied to ensure that the land is not scraped.

Natural England initially objected to the application on the grounds that a full assessment of the risks of pollution to the waste environment had not been provided by the applicant. The applicants subsequently submitted an FDA form and following the submission of the additional details, Natural England removed their objection.

Overall, it is considered that the proposed development is unlikely to have a detrimental impact on the character or special qualities of the surrounding area, mitigated by the proposed planting scheme and maintenance of existing screening. It is also unlikely that the development would result in unacceptable levels of noise and activity, given the surrounding context of a farm and the adequate distance between the site and neighbouring properties.

In view of the above, the application is recommended for approval.

#### **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.