

**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 Ben Pullen
Meeting House Farm
Staintondale
Scarborough
YO13 0EL

The above named Authority being the Planning Authority for the purposes of your application validated 08 November 2023, in respect of proposed development for the purposes of **demolition of livestock building, landscaping works and use of land as 15 pitch caravan and camping site along with the siting of one camping pod at Meeting House Farm, Staintondale** has considered your application and has **granted** permission for the proposed development subject to the following:

Condition(s):

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Document Description	Drawing No	Date Received
Red & blue line plan	--	11 December 2023
Amended Site layout plan	--	03 January 2024
3. No external lighting shall be installed in the development hereby permitted.
4. 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.
5. No more than 15 touring caravans or tents (combined number) shall be stationed on the land at any one time. For the avoidance of doubt this permission does not permit the stationing of any static caravans and no caravan or tent shall be sited on the site for more than 28 consecutive days.
6. No caravans shall exceed 7 metres long in body length or 2.55 metres wide or 3 metres high from floor to ceiling. Any variation of this will require a new grant of planning consent from the Local Planning Authority.
7. No caravan or tent shall remain on the site between 31 October in any one year and 1 March in the succeeding year.
8. The use of the land as a caravan and camping site hereby permitted shall only be operated and managed from the current Planning Unit presently known as Meeting House Farm as shown edged blue/red on the site location plan dated 8 November 2023.

Continued/Condition(s)



Mr C M France
Director of Planning

Date 19 February 2024

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

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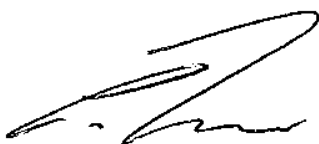
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9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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.
10. The development hereby approved shall be undertaken in accordance with the Biodiversity Management Plan received on 2 January 2024 subject to the agreed amendments in relation to the hedgerow management plan as follows: - Entire hedge should not be cut annually, there should be a 2- or 3-year cutting rotation., with one side cut one year, and the other side the next in order for the hedge to support the maximum biodiversity. Additionally, the hedgerow should be planted with species such as Blackthorn, Field Maple or Dog Rose and not Gorse. The works shall be implemented in accordance with the approved details, no later than the first planting season after the development hereby approved is first brought into use and shall be maintained in that manner in perpetuity.
11. If the use of the camping pod hereby approved permanently ceases it shall be removed from the site within three months of that cessation and the land shall, as far as practical, be restored to its condition before development took place.
12. No caravan, tent or pod shall be occupied until actual or potential land contamination at the site has been investigated and a Phase I Desk Study Report has been submitted and approved in writing by the Local Planning Authority. Reports shall be prepared in accordance with CLR11. Should further intrusive investigation be recommended in the Phase I Report, no caravan, tent or pod shall be occupied until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority. The Phase II Intrusive Site Investigation Report shall be prepared in accordance with CLR11.
13. No work demolition relating to the development hereby approved shall take place other than between the hours of 8am and 6pm Mondays to Fridays and 8am to 1pm on Saturdays and at no time on Sundays or Bank or National Holidays.

Informative(s)

1. The applicant needs to obtain the relevant site licences prior to the site being for human habitation. An application form for a caravan site licence can be obtained by contacting North Yorkshire Council Environmental Health (Residential Regulation Team)

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

Date 19 February 2024

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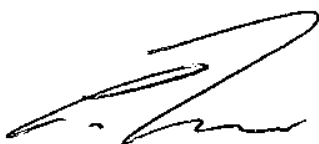
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Reason(s) for Condition(s)

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 enable the Local Planning Authority to retain control over future alterations in line with North York Moors Local Plan Strategic Policy A and Policy ENV4 which seeks to protect dark night skies.
4. 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.
5. In order to ensure that the caravans and associated levels of activity are not occupied on a year round basis when tree cover is minimal and in order to comply with Strategic Policy A of the North York Moors Local Plan.
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8. 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 the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site in accordance with Policy BL4 of the Local Plan.
9. 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.
10. To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).
11. 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.

Continued/Reason(s) for Condition(s)



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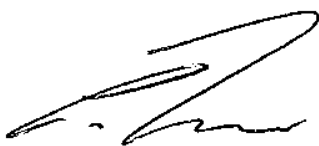
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12. In order that potential contaminants are removed from the site in the interests of the health and safety of future occupiers of the development and to meet the requirements of Policy ENV7 of the North York Moors Local Plan which permits new development only where there will be no adverse effects arising from sources of pollution.
13. In order that the development does not detract from the quality of life of local residents in accordance with Strategic Policy 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 recommended changes to the proposal including reduction in number of pitches, so as to deliver sustainable development.



Mr C M France
Director of Planning

Date 19 February 2024

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

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.