

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0745

**Development description:** change of use of land to provide an additional 12 no. touring caravan pitches to existing caravan site

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

**Parish:** Fylingdales

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr and Mrs Butterfield

c/o Edwardson Associates

**Agent:** Edwardson Associates

fao: Melanie Edwardson, Paddock House, 10 Middle Street South, Drifffield , East Yorkshire, YO25 6PT ,

## 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	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	AC15	The tourism accommodation hereby permitted shall be used only for holiday accommodation and shall not be used as the main residence of any of the occupiers. No caravans shall be on site during the month of February and no caravan shall be occupied by the same group of persons or family for a consecutive period exceeding a total of 28 days.
4	AC16	No more than twelve touring caravans shall be stationed on the land at any time, and no other type of accommodation shall be sited at any time.

Condition number	Condition code	Condition text
5	AC19	No external lighting shall be installed in the development hereby permitted.
6	MC00	<p>The mitigation and enhancement measures included in the Ecological and Biodiversity Enhancement Report dated January 2024 report shall be undertaken in accordance with the submitted details with the addition of :-</p> <p>i) the hedgerow be planted with a minimum of four different woody species per a single 30meter section and with no herbicide applied to the hedge base once the hedgerow plants are away;</p> <p>ii) within three months of the date of the permission hereby approved being first brought into use, details of the location of the proposed bat and bird boxes shall be submitted to and approved by the Local Planning Authority.</p> <p>The works shall be implemented in accordance with the approved details and shall be maintained in that manner in perpetuity.</p>

#### 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&4	RSN AC03	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.
5	RSN AC01	In order to enable the Local Planning Authority to protect dark night skies; in accordance with Policy ENV4.
6	MC04	To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the

Reason number	Reason code	Reason text
		s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

### Informative

If non mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506 506 for further details on Environmental Permits or visit the [Environment Agency's web site](#).

### Consultation responses

#### Parish

No objections

#### Highways

No objections

#### Natural England

No comments – standing advice.

#### Environment Agency

No objections but request informative.

### Third party responses

None received.

### Publicity expiry

Advertisement/site notice expiry date – 8 December 2024

View across site, proposed additional caravans beyond solar panels.



Closer view of existing caravans – not seen from wider views



## 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 a total combined number of static caravans, camping pods, and seasonal touring caravan/tent pitches of no more than 344 with no more than 28 static caravans and ten camping pods.

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.

This application seeks permission for the siting of an additional 12 touring pitches, immediately to the north and running parallel with the existing touring caravan pitches.

## 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.

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.

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.

### Material considerations

Whilst Policy UE2 seeks to permit small caravan sites, this existing and long-established site already significantly exceeds that, with over 300 pitches. In this case an additional 12 touring pitches are proposed, and it is considered that in terms of noise and disturbance considerations, this will be unlikely to have any impact, due to the size of the existing caravan park.

The other issue therefore is landscape impact as it is important not to have a gradual creep of development beyond the limits of the existing site, and where they would be more visually prominent.

At present the site is well screened from wider views, due to topography, and the additional tourers proposed would still be below the crest of the hill and would be well screened by topography in the wider landscape, and in the immediate setting, would be seen in the context of the existing substantial caravan site.

It is considered that there would be no landscape harm with this part of the proposal and is considered to be in accordance with Policy UE2, although it is considered that further development outwards of the developed confines would not be supported.

In terms of Ecology, the Authority's Ecologist is satisfied with the mitigation and enhancement measures included in the Ecology and Bio-diversity Enhancement report with hedgerow planted with a wide variety of species.

### Conclusion

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.

## Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

## Pre-commencement conditions

Not applicable.

## 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