

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0494/FL

Proposal: variation/removal of condition 3 of planning approval NYM/2016/0075/FL to allow the caravans/pods to be occupied all year round

Location: The Caravan Site at Partridge Nest Farm, Eskdaleside, Grosmont

Decision Date: 02 October 2018

Extended to:

Consultations

Parish -At the meeting of Eskdaleside cum Ugglebarnby Parish Council on the 3/9/18 it was resolved **To Object** to this planning application for the following reasons:

- 1) the pods are holiday lets only
- 2) if this application was passed it would set a precedent

Highways - The access from the application site has been resurfaced in recent years to give a good surface. The access is relatively steep but is adequate to cater for the type of vehicles that would need to use it during normal weather conditions. Similar to the publicly maintained highway network, during wintry conditions, the surface will need to be treated to allow the safe passage of these vehicles down the steep slope. Therefore, there are no local highway authority objections to the proposed development.

Environmental Health Officer -

Site Notice Expiry Date – 20 September 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the original application (NYM2016/0075/FL) or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	RSUO00	The caravan/pod site, hereby approved shall remain as one planning unit with, and in the same ownership as, the property known as Partridge Nest Farm.
3.	RSUO00	The occupation of the holiday units hereby approved shall be limited to persons either: 1) Using the facilities or working at the adjacent riding centre; or 2) For holiday letting purposes. For the purpose of this condition "holiday purpose" means letting to the same person or groups of people for not more than 28 days in any calendar year.
4.	RSUO00	This permission does not permit the stationing of more than 6 holiday units in total on the site which may be either single part static caravans or camping pods in accordance with the details submitted with this application.

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5.	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
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Informative(s)

1.	Please note that if pods are stationed on site in lieu of statics then your caravan site license will require amending. Please contact Scarborough Borough Council for more information.
2.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reason for Condition(s)

1.	RSN PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2.	RSN RSUO00	To ensure adequate management of the site as required by Development Policy 16 of the NYM Local Development Framework.
3 & 4.	RSN RSUO15	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to provide facilities for visitors in line with NYM Development Policy 16.
5.	RSN LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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Background

Partridge Nest Farm is located in an isolated position on Eskdaleside is located up an access driveway from the main road. The property consists of the original house, a former riding school and the caravan site, along with the surrounding fields.

The new owners of the site has improved the existing caravan site and in 2016 they varied the conditions of the original permission to gain approval to site either static caravans or camping pods on the 6 existing plots.

The existing static caravan site is located within an area of existing planting and although not particularly dense, due to the topography of the land in the surrounding area the caravans are not prominent in the landscape from outwith the site.

This application now seeks approval to vary the length of season from the 1 March to 31 October as it was originally approved, to all year around use in line with current policy. The second part of the condition which restricted occupation to either those working on the adjacent riding centre or for 28 day holiday use will remain.

Main Issues

The existing permission at Partridge Nest Farm allows 6 static caravans or pods however the season is restricted to 7 months as it dates from a time when the specification of static caravans was not conducive to winter occupancy. As the specification of caravans and pods has improved over the years the policy now does not restrict the period of use, provided that it is only holiday use. This is in line with the Authority's Business Plan which seeks ways of increasing the length of stay of holiday makers outside of the main season.

The current policy this this application will be considered against is Development Policy 16, which seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally -linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

The second part of the original condition which required the occupant to either be working at the riding centre on site or staying on holiday for not more than 28 days a year will remain. As the length of season is in line with DP16, the Parish's concerns about setting a precedent are immaterial in this instance as they do not raise any material considerations.

The extension of the period of operation is fully in line with DP 16 and therefore approval is recommended.

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.