

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2018/0569/FL

**Proposal:** Demolition of chalet building and replacement with motorhome pitches and garden area, alterations to existing building to enable relocation of Park cafe and siting of check-in stand together with replacement of domestic shed with summerhouse

**Location:** Whitby Holiday Park, Saltwick Bay, Whitby

**Decision Date:** 19 October 2018

## Consultations

**Parish** - Support this application because the renewal and improvements are necessary to provide better facilities.

**Highways** – No objection.

**Environmental Health Officer** - No comment.

**Ramblers Association** – Object until such time details confirming the Public Rights of Way will be open 24/7 during construction are included in the application.

**Natural England** – No objection.

**Police (Traffic)** -

**Site Notice/Advertisement Expiry Date** – 12 October 2018

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																								
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Email from Lambe Planning &amp; Design Ltd</td><td></td><td>27 Sept 2018</td></tr><tr><td>Details of the summerhouse</td><td></td><td>17 Sept 2018</td></tr><tr><td>Proposed Floor Plan Option A</td><td>D11274-05 Rev. B</td><td>17 Sept 2018</td></tr><tr><td>Proposed Elevations Option A</td><td>D11274-06 Rev. A</td><td>17 Sept 2018</td></tr><tr><td>Location Plan LP1.1</td><td></td><td>3 Sept 2018</td></tr><tr><td>Proposed Motorhome Pitches</td><td>WHP/18/2.0</td><td>24 Aug 2018</td></tr><tr><td>Design &amp; Access/Planning Statement</td><td></td><td>24 Aug 2018</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Email from Lambe Planning & Design Ltd		27 Sept 2018	Details of the summerhouse		17 Sept 2018	Proposed Floor Plan Option A	D11274-05 Rev. B	17 Sept 2018	Proposed Elevations Option A	D11274-06 Rev. A	17 Sept 2018	Location Plan LP1.1		3 Sept 2018	Proposed Motorhome Pitches	WHP/18/2.0	24 Aug 2018	Design & Access/Planning Statement		24 Aug 2018
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**Informative(s)**

1.	<p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2.	<p>No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.</p> <p>Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8 727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.</p>

**Reason for Condition(s)**

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.



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**Background**

Whitby Holiday Park is a large holiday park of static caravans and touring caravan/motorhome pitches located on the cliff top to the south east of Whitby. The Cleveland Way national trail passes through the site.

Planning permission is sought for a number of modest alterations to the existing facilities to better meet the demands of customers. These comprise the demolition of the existing chalet block and the landscaping of the area to provide 4 no. motorhome pitches; alterations to the existing central facilities building including new windows to allow the relocation of the café; the provision of a free-standing self-service check-in stand (162cm H x 67cm W x 46cm D) in the current arrivals area close to the reception building; and the provision of a summerhouse in place of an existing shed in the garden of the managers dwelling within the site. The summerhouse would measure 5 metres wide by 3 metres deep with an eaves and ridge height of 2 metres and 2.4 metres respectively and would be constructed in horizontal timber boarding.

**Main Issues**

The relevant policies of the Core Strategy and Development Policies Document are considered to be Core Policy A (Delivering National Park Principles and Sustainable Development), Development Policy 14 (Tourism and Recreation), Development Policy 16 (Chalet and Camping Sites) and Development Policy 19 (Householder Development).

The works proposed will all be contained within the existing site of the holiday park and will not be unduly visible from outside the site in the wider landscape of this part of the National Park. The works are all, except for the summerhouse, required to improve the facilities on offer at the holiday park thereby meeting the objectives of Development Policy 14 to improve the range and quality of tourist accommodation within the National Park.

The internal rearrangement of the accommodation offered within the existing central facilities building and minor repairs to the exterior of the building will improve the appearance of the building and the facilities on offer. Likewise the demolition of the chalet building and its replacement with motorhome pitches and a garden will improve the tourism accommodation on offer within the existing site with no physical expansion to the site. It will also ensure the removal of a building which is in poor condition and of no architectural merit to the National Park. The proposed self-service check-in stand is a very modest structure which will provide a late check-in facility for new arrivals with little visual impact on the site or the wider landscape of the Park.

With regard to the replacement of the garden shed with a summerhouse, this will be located within the garden to the manager's dwelling. It is a sizeable structure for a relatively small garden albeit that the height will be kept low. In terms of impact on the adjacent property, there will be some overshadowing of the rear garden to that property but it is not considered that this will have a significantly adverse impact on the amenities of the occupiers of that property, which is in the same ownership as the holiday park and used for holiday letting purposes.

With regard to the objection from the Ramblers Association, the agent has confirmed that the PROW through the site will remain open at all times and a condition to this effect is proposed.

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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.