

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Egton

Application No. NYM/2018/0681/FL

**Proposal: Variation of conditions 2 (material amendment) and 6 of planning approval NYM/2012/0785/FL/FL to allow an amendment to the design of the holiday lodges at Lady Cross Plantation Caravan Park, Egton and the removal of Condition 5 to allow the holiday park to remain open 12 months of the year**

**Location: Lady Cross Plantation Caravan Park, Egton**

**Decision Date: 07 December 2018**

**Extended to:**

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## Consultations

**Borough/District -**

**Parish –** No objection

**Highways –** No objection

**Yorkshire Water –**

**Natural England –** No comment

**Site Notice Expiry Date –** 14 November 2018



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**Application Number: NYM/2018/0681/FL**

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**Director of Planning's Recommendation**

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

1.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Email and Timber Lodge plans</td> <td></td> <td>8 July 2011</td> </tr> <tr> <td>Site Plan as Proposed</td> <td>058 02 Rev A</td> <td>22 November 2012</td> </tr> <tr> <td>Proposed storage boxes design</td> <td>033/04</td> <td>22 November 2012</td> </tr> <tr> <td>Email and Timber clad twin unit styles</td> <td></td> <td>16 November 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 and Timber Lodge plans		8 July 2011	Site Plan as Proposed	058 02 Rev A	22 November 2012	Proposed storage boxes design	033/04	22 November 2012	Email and Timber clad twin unit styles		16 November 2018
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2.	RSUO00	The holiday units hereby permitted shall form and remain part of the Ladycross Plantation Caravan Park planning unit managed by the occupiers of the main house on the site.															
3.	RSUO00	<p>The caravans, timber lodges and timber clad twin units hereby approved shall only be occupied in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>(i) the caravans, timber lodges and timber clad twin units are occupied for holiday purposes only;</li> <li>(ii) the caravans, timber lodges and timber clad twin units shall not be occupied as a person's sole, or main place of residence;</li> <li>(iii) the site operator shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans, timber lodges and timber clad twin units on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.</li> </ul>															
4.	RSUO00	The site shall not be used for more than 10 static caravans and the remaining numbers should be made up from 41 timber lodges/timber clad twin units, 124 Touring/seasonal Caravans, nine motor homes and five camping pods. The total number of both touring/seasonal caravans, static caravans, timber lodges and camping pods on site shall not exceed 189.															
5.	RSUO00	No fences, buildings or ancillary structures, with the exception of the approved storage boxes, shall be erected on the pitches or in the surrounding area without the further granting of planning permission.															
6.	LNDS00	The existing woodland between the boundaries of the site and the development shall be retained and managed by the owners and operators of the caravan site, so as to allow natural regeneration.															
7.	GAC00	No external lighting shall be installed on the site and within the extension to the site hereby approved until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.															
8.	MISC00	The development hereby permitted shall be carried out in accordance with the discussion and recommendations set out in the submitted Badger and Bat Survey Report dated February 2011.															
9.	RSU00	Only one of the timber lodges hereby approved shall have more than 3 bedrooms, the remainder shall have no more than 3 bedrooms, unless otherwise agreed in writing by the Local Planning Authority.															
10.	HWAY00	The road surfaces within the application site shall be constructed using the "Cell Web" system as described in the information submitted in support of the application NYM/2011/0111/FL received on 3 May 2011.															

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**Application Number: NYM/2018/0681/FL**

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11.	LNDS00	Where necessary the position of the lodges/timber twin units may be adjusted by up to 10 metres from the approved location with the written agreement of the Local Planning Authority to accommodate the root protection zones of existing trees and to ensure that none of the trees are damaged. At no point shall the number of units agreed under Condition (6) be exceeded.”
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**Informative**

1.		All bats and badgers and their roosts and sets 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 &c.) Regulations 1994. Should any bats or badgers or evidence of bats and sets be found prior to or during development, work must stop immediately and Natural England contacted on 01904 435500 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 Natural England's contact details.
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**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	In the interest of providing a range of type of accommodation to visitors to the National Park in accordance with NYM Core Policy A.
3.	RSN RSUO00	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.
4.	RSN RSUO00	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seeks to safeguard public amenity.
5.	RSN GAC00	For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
6.	RSN LNDS00	In order to comply with the provisions of NYM Development Policy 16 which seeks to ensure that the expansion of caravans are located within an area of well established woodland where arrangements for the maintenance of this in perpetuity can be demonstrated.
7.	RSN GAC00	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A and NYM Development Policy 13
8.	RSN MISC04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
9.	RSN HWAY00	In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
10 & 11.	RSN LNDS00	The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Core Policy C.

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**Application Number: NYM/2018/0681/FL**

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**Background**

This application is for alterations to the operation of Ladycross Plantation Caravan Park, located just outside of Egton to the south of the A171.

**Site History**

The site previously gained approval for an extension to accommodate upto 175 touring caravans in 2004. Part of this permission has been implemented; however the northern extension has not been yet. This permission is still considered to be 'live' and therefore the applicant would be able to implement the approved roadway under the previous approval NYM2004/0183/FL.

Planning Permission was then granted in 2008 to change some of the touring caravans on site to Static caravans. The total number of static van pitches proposed was 60 in total with the remaining 115 pitches being seasonal and touring pitches.

Permission was also granted to extend the operating period from 8 months to 10.5 months (Mid March to January inclusive) and also to leave certain 'seasonal' touring caravans on pitches instead of having to move them into a storage area.

The 2008 permission was not been implemented so planning permission was then sought by the new owners for the following amendments and replacements to their existing permissions:

- 42 lodges
- 10 Statics in the middle field with parking (which has the permission from the previous approval)
- 7 New touring area (western boundary)
- 30 new touring area (southern boundary)
- 9 new motor homes
- 5 camping pods
- 87 existing tourers

This would represent 190 units in total (15 more than the previous permissions).

The scheme was amended during the application process to include a 20m gap between the boundary marked on Northern side, northwest side and southern side and 15m gap is proposed on southwest side (where there is continuing dense woodland beyond).

The proposed cabins are well designed and would primarily be 3 bed units, with only one 4 bed unit proposed.

Variations of this approval were granted in 2012 and 2016. NYM2012/0785/FL allowed the repositioning of lodges and gas storage tanks, extension of opening times together with siting of storage boxes to rear of caravans. This application included the amended siting of lodges 4 and 6, as the applicant stated that as the lodges are set in woodland he would like to position each lodge in amongst the trees and would like to increase the spacing between the lodges. This amended siting results in the loss of one lodge overall.

NYM2016/0297/FL allowed the holiday park to remain open 12 months of the year.

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**Application Number: NYM/2018/0681/FL**

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**Current Application**

This application now seeks approval for a variation to the 2012 application to allow an amendment to the design of the lodges proposed on site and also include the extension to the operating time to 12 months (which has already been approved in 2016 but is included here to reduce the number of applications which have to be referenced in the title and to make the history of the site a little easier to follow in the future).

41 lodges have been approved as part of the earlier approval however, under this application the applicant has requested that the type of unit acceptable on these plots be extended to allow either timber lodges or timber clad twin units. At present there is some concern to which the level of works associated with the Potash Mine will impact upon the business on the site and therefore rather than invest in permanently sited structures the applicant wishes to site 'caravan style' twin units instead until there is more certainty in the market.

The applicant has also requested a small amount of tolerance in the exact siting of the proposed units to help him to better locate them between the existing trees and therefore an additional condition which allows this is proposed.

**Main Issues**

Chalet and Camping sites are all considered under Development Policy 16 of the LDF. This policy covers proposals for the provision of small scale new, caravan, camping and chalet sites or the expansion of existing sites and states that they will only be permitted where the site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated. The site should be physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation. The site should be in close proximity to the road network (categories 1, 2 or 3) and the proposal should not result in an increase in traffic generation that would be harmful to the character of the area or highway safety. The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity should not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations and the proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

Ladycross already benefits from an existing permission for a substantial touring caravan site located within a screened woodland location with an existing unit of manager's accommodation. Views of the existing caravans from outwith the site are very limited.

The existing site has permission to operate all year around as holiday accommodation.

The development of the site is slowly moving over from static vans which are more visible through the winter when the woodland screening is at its least dense to more of a focus on permanently sited log cabins. It was considered under earlier approvals that the replacement of a large number of static with timber chalets in the proposed location where the surrounding woodland is sufficient to ensure that the permanent siting of cabins statics (partly be reason of their more subdued colour) would not impact on the surrounding

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**Application Number: NYM/2018/0681/FL**

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landscape and conditions requiring the retention of the surrounding trees will be brought forward from the original permission.

The proposal looks to maintain a mixture of styles of accommodation available on site to cater for a broader range of the tourist market. The amendment proposed under this application to allow twin units allows the applicant a more flexible approach to the site during a period when the impact of the close by Potash Mine establishes to allow an assessment of how this will affect their business.

The applicant has requested that the new units proposed are clad with timber and therefore they will have a similar level of impact to the approved lodges, they will just be of a lower design.

The applicant has also requested a small amount of tolerance in the exact siting of the proposed units to help him to better located them between the existing trees and therefore an additional conditions which allows this is proposed. This may result in few lodges/twin units being sited once complete, however it will result in a better appearance of the site in the long term.

In general, as the level of activity on the site would not be significantly altered by this proposal and the site will not become more prominent in the landscape. The proposal is therefore considered to accord with DP16.

The concerns raised by the woodland officer and ecologist have been addressed and the road system will be constructed using the cellweb system which reduces the sub base thickness by 50% and the lodges will be sat on concrete pads, rather than having foundations. This will protect both any archaeology and tree roots.

The proposed alterations to the existing caravan site will result in a wider variety of options of accommodation for visitors to this area of the National Park. The site will still be accommodated within the existing plantation and managed from the house on the site and therefore is considered to accord with Development Policy 16 of the NYM Local Development Framework.

**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.