

North York Moors National Park Authority

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

Application No. NYM/2018/0825/FL

Proposal: Use of land for the siting of 3 no. bell tents and 3 no. safari tents with associated wc, shower and cooking facilities

Location: Low Rigg Farm, Stainsacre

Decision Date: 13 February 2019

Consultations

Parish - Objects but only until matters such as how the waste water is to be disposed of and issues concerning access are dealt with.

Highways – Recommend condition approval.

Environmental Health Officer – No objections.

Forestry Commission -

Site Notice/Advertisement Expiry Date – 31 January 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Site Layout	C&C1	8 Feb 2019
Safari Tent Details		8 Feb 2019
Bell Tent Details		8 Feb 2019
Site Access Details		8 Feb 2019
Tree Planting Schedule		8 Feb 2019
Water, Drainage and Composting Toilet Details		8 Feb 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 The 3 no. safari tents and 3 no. bell tents hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
- 4 The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Low Rigg Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.

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- 5 No external lighting shall be installed in the development hereby permitted 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.
- 6 All soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition 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 current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- 7 The development hereby approved shall not be first brought into use until full details of the hard surfacing to be utilised for the car parking area have been submitted to, including samples if so required, and approved in writing by the Local Planning Authority. The hard landscaping works shall then be implemented in accordance with the approved details and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to the development hereby approved being first brought into use, the access to the site shall have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The existing access shall be improved by the provision of a new surface, details of which shall be agreed prior to works starting. The levels of the access at the highway boundary shall be altered to reshape the high points.
 - b. Provision to prevent surface water from the site discharging onto the existing highway shall be constructed in accordance with the approved details and maintained thereafter to prevent such discharges.
 - c. The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing public highway.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 9 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 70 metres measured along the centre lines of the major road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative

1. In relation to condition 8 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

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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 NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. 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. 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. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
6. In order to comply with the provisions of NYM Development Policy 3 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.
7. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
8. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
9. In accordance with NYM Development Policy 23 and in the interests of road safety.



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Background

Low Rigg Farm is located due south of Stainsacre and to the southwest of Hawsker with good access links to the A171 to the east and the B1416 to the west. It comprises a 22 acre small holding with grazing land for cattle along with the farmhouse and a small range of traditional buildings and a large modern pole barn set down on the west side of Stainsacre Lane.

The application site lies to the west of the farmhouse (and away from the public highway) where it abuts Long Rigg Beck and the neighbouring woodland. Planning permission is sought for the change of use of the site to create a small glamping business of 6 non-permanent glamping pods (3 safari tents and 3 bell tents) with composting toilets and showers in wooden sheds and off grid kitchen units providing simple cooking and washing options. The tents will be sited on timber decks, with the Safari tents remaining on site all year round (the Bell tents will be erected for the summer season).

In support of the application the applicant has provided information on their proposals for the water supply, waste water treatment, composting toilets and landscaping proposals in addition to details of the proposed tents, bathroom cubicles and kitchen units.

Main Issues

The most relevant policy of the Core Strategy and Development Policies Document is Development Policy 16 which seeks to support proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites subject to a number of criteria. It requires the proposed site to be located within an area of well-established woodland which will provide a setting for the proposed development enabling it to be accommodated within the wider landscape without harming the Park's special qualities. Sites must also be physically and functionally linked to an existing business and be managed without the need for additional permanent residential accommodation. Proposals are expected not to result in an increase in traffic generation that would be harmful to the character of the area or highway safety and the scale of development and the design of the structures proposed together with the anticipated levels of activity should not adversely affect the special qualities of the National Park. Finally proposals should be designed to minimise the level of permanency so that structures can be removed when they are no longer required without damage to the natural landscape.

The site lies immediately to the east of an area of established woodland although not within it and as such does not strictly comply with criteria 1 of Development Policy 16. However by virtue of this woodland, the hedges about the site and the surrounding undulating topography, the proposed safari and bell tents along with the ancillary structures will be well screened in the wider landscape thereby preserving the special qualities of this area of the Park.

The proposed campsite will be linked to the existing farm business at Low Rigg Farm and managed from the existing farmhouse without the need for additional permanent residential accommodation. Furthermore the proposal is for a small scale development of 6 tents; the likely traffic generation will not be significant so as to be harmful to the character of the area or be detrimental to highway safety and the anticipated levels of activity will be low and as such will not adversely affect the special qualities of this area of the Park.

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Matters of concern raised by the Authority's Ecologist and Woodland Officer have also now been resolved. The water supply will be taken from the spring serving the farm and piped underground to each of the units using small trenches avoiding existing areas of planting. The composting toilets have been positioned at a safe distance from the beck to avoid pollution and the tents have been positioned away from edge of adjacent woodland. The proposed additional tree and hedge planting is well considered and will form a valuable extension to the existing habitat as well as enhancing the existing screening of the site.

In conclusion it is considered that due to the small number and non-permanent nature of the structures and the sensitive location of these within the undulating topography of the site making effective use of existing planting, this proposal will enable visitors to enjoy the special qualities of the National Park whilst limiting the impact on the surrounding landscape. As such it is considered that whilst the site does not lie within woodland, the proposal in all other respects it accords with the criteria of Development Policy 16 and would not harm the harm the landscape of this area of the Park.

With regard to the Parish Council's concerns these have now been resolved with the receipt of amended plans and an amended recommendation from the Highway Authority. Visibility splays can be provided to meet the necessary specifications from the Highway Authority with some removal of the roadside hedge and compensatory replanting on the back of the visibility splay. Waste water will be dealt with by willow banks which is an environmentally sensitive method that the Authority's Ecologist is happy with.

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.