

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Fylingdales

Application No. NYM/2017/0486/FL

Proposal: variation of condition 2 (material amendment) to planning approval
NYM/2016/0373/FL to allow design amendments including 2 no. additional
dormers and conservatory

Location: Grouse Hill Caravan Park
Blacksmith Hill
Fylingdales

Decision Date: 31 August 2017

Consultations

Parish – Support because makes better use of the property.

Environmental Health Officer – No objections

Site Notice Expiry Date – 17 August 2017

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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>Drwg. No. 001</td><td>6 July 2017</td></tr><tr><td>Site plan proposed</td><td>Drwg. No. 101</td><td>6 July 2017</td></tr><tr><td>Proposed floorplans, elevations</td><td>Drwg. No. 102</td><td>6 July 2017</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	Location plan	Drwg. No. 001	6 July 2017	Site plan proposed	Drwg. No. 101	6 July 2017	Proposed floorplans, elevations	Drwg. No. 102	6 July 2017
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Proposed floorplans, elevations	Drwg. No. 102	6 July 2017												
3.	RSUO00	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall only be occupied by employees of the business known as Grouse Hill Touring and Caravan & Camping Site and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.												

Signature:



Date:

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4.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
5.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informatives

MISC INF01 Bats

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.

Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.
3.	RSUO08	The site is in a location where new residential development would be contrary to NYM Core Policy J but the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site.
4-6	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Signature:



Date:



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Background

Grouse Hill Caravan Park is located to the west of the A171 Scarborough to Whitby Road, to the rear of the Flask Inn. The site is well screened by local topography and cannot be seen from the main road or from wider views.

The site is a family run business and the owners live on site, with planning permission having been granted in 2005 for the construction of a dwelling as manager's accommodation. Over recent years the accommodation offer on site has grown and become more varied and consequently, due to the demand for a greater number of people to manage and run the park, planning permission was granted in 2016 to convert the existing double garage that is located adjacent the managers dwelling into a small two bedroom unit of accommodation for additional wardens accommodation.

The planning permission allowed the conversion of the garage to provide a 2 bedroom unit of staff accommodation with the ground floor comprising a sitting/dining room with kitchenette and bathroom with two bedrooms at first floor. Minimal alterations were proposed to the exterior, comprising replacing the two garage doors with two timber windows, inserting French doors on the gable end and installing two modest sized dormer windows in the rear elevation of the roof slope, replacing existing roof lights.

This current application seeks revisions to that permission to allow the insertion of two roof lights in the front roof slope, in addition to those in the rear, and the erection of a conservatory on the side elevation. The dormer windows would match those approved in the rear roof slope. The conservatory would measure 5m x 4.7m and would be timber framed with a pantile roof. It is also proposed to replace the previously proposed rectangular window with an oriel window.

Main Issues

The relevant NYM Local Development Plan policies to consider with this application are Development Policy 3 (Design) and Development Policy 14 (Tourism and Recreation).

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The application is considered to be in line with the requirements of Development Policy 14 which looks to support existing tourism businesses where they are located where there are good public transport and rights of way networks and where the development will not generate an increased level of activity or have an adverse impact on the wider landscape.


The proposed additional dormer windows would not be readily seen from any public vantage point, and they would not have any adverse impact on the appearance of the building or the wider landscape.

The conservatory is proposed in order to provide more spacious accommodation, but would be modest in size and would not have a detrimental impact on the amenities of the area.

This proposal is therefore considered to represent an appropriate level of development on the site provided that the proposed conditions are attached to any approval granted.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

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.

Signature: 	Date: 31/8/17
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