

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To Mr Andy Martin
c/o Edwardson Associates
Paddock House
10 Middle Street South
Driffield
East Riding of Yorkshire YO25 6PT

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The above named Authority being the Planning Authority for the purposes of your application validated 16 April 2014, in respect of proposed development for the purposes of use of land for siting of 9 no. camping pods to replace existing tent pitches at Northcliffe Holiday Park, Bottoms Lane, High Hawsker has considered your said application and has granted permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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.
4. No trees, shrubs or hedges forming the east, south and western boundaries of the proposed camping pods 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 5837 (2005) Recommendations for Tree Work. 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.
5. The camping pods hereby approved shall not be used for residential purposes other than short term holiday letting purposes and shall not be let to the same person, group of persons or family for periods exceeding a total of 28 days in any one calendar year.
6. If the use of the camping pods for short term holiday lets permanently ceases, the pods shall be removed from the land within 12 months of that use ceasing and the land shall, so far as is practicable, be restored to its condition before development took place within three months of the pods being removed unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the pods been approved.



Mr C M France
Director of Planning

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Continued/Reasons for Conditions

Date 11 JUN 2014

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0218/FL


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Reasons for Conditions

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. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4. 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.
5. The Local Planning Authority does not consider this site suitable for a new build holiday letting dwelling but considers the site is suitable for short term holidays in this location. This will ensure compliance with Development Policy 16 of the NYM Local Development Framework.
6. 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 seek to conserve and enhance the special qualities of the NYM National Park.

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 maintain the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date 19 JUN 2014