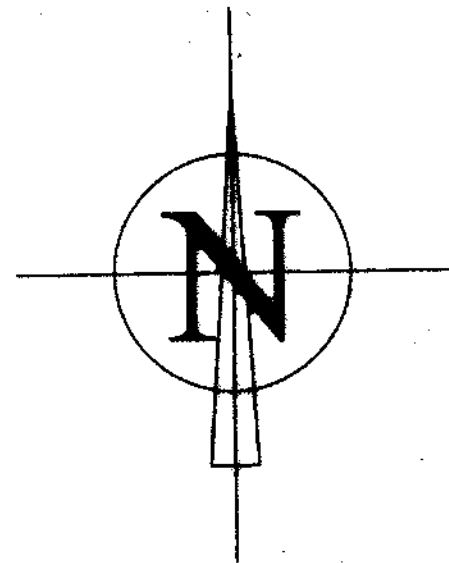


**APPLICANT:- MR & MRS W BUTTERFIELD
FLASK BUNGALOW FARM,
FYLINGDALES, WHITBY.**

- NOTES**
1. All static caravans to be sited and laid out in accordance with the Scarborough District Council Site License Conditions.
 2. All units are capable of meeting the definition of a caravan as described within "The Caravan Sites and Control of Development Act 1960" and the "Caravan Sites Act 1968".
 3. New tree and hedge planting to be introduced as shown on plan - all in indigenous species.
 4. Existing approved highway access point to be utilised - decrease in density of use.
 5. Foul water to be connected to existing system. Existing mains water supply to be utilised.

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24 DEC 2008



- KEY**
- Existing Planting
 - Proposed Planting

APPLICANT
Mr & Mrs W Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

PROJECT
Change of use of part of the approved caravan park for the siting of static caravans.

DETAIL
Site Plan as Proposed

DRAWING NO: B28/06/03
SCALE: 1:500
REVISIONS:

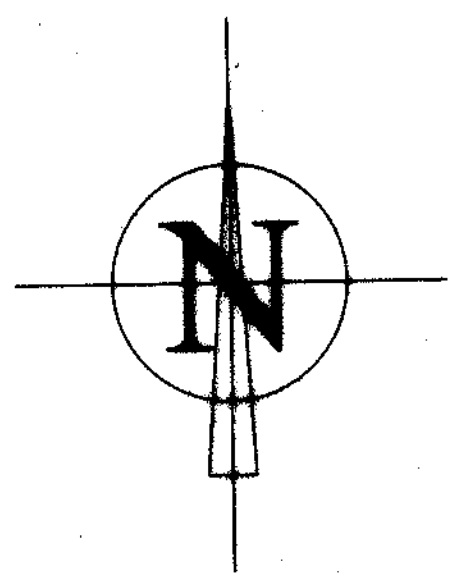
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EDWARDSON ASSOCIATES
Paddock House
10 Middle Street South
Driffield YO25 6PT
TEL: 01377 249730 FAX: 01377 209082

**SITE PLAN AS PROPOSED
SCALE 1:500**

**APPLICANT:- MR & MRS W BUTTERFIELD
FLASK BUNGALOW FARM,
FYLINGDALES, WHITBY.**

- NOTES**
1. All static caravans to be sited and laid out in accordance with the Scarborough District Council Site License Conditions.
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24 DEC 2008



**SITE PLAN AS EXISTING
SCALE 1:500**

APPLICANT
Mr & Mrs W Butterfield
Flask Bungalow Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QH

PROJECT
Change of use of part of the approved caravan park for the siting of static caravans.

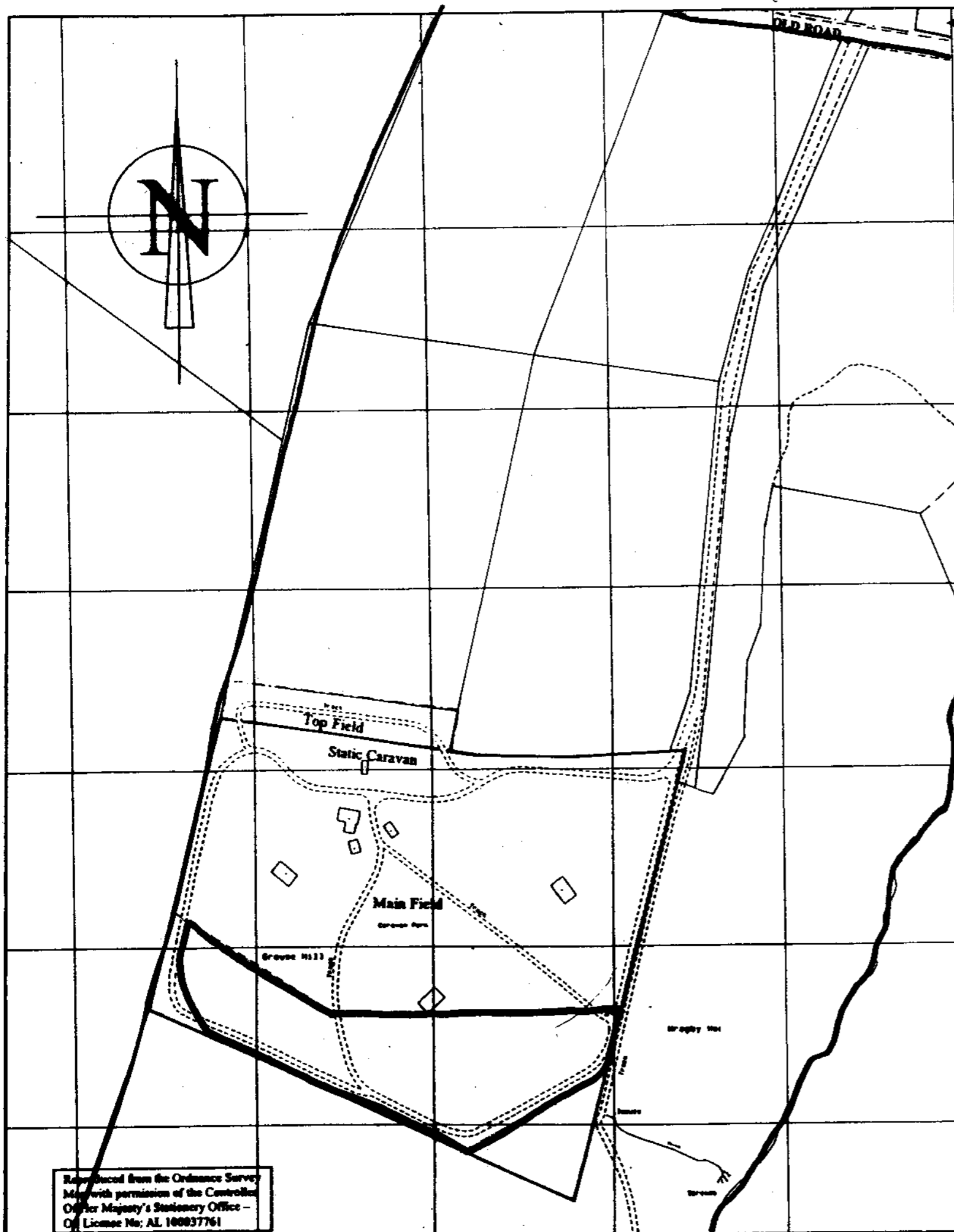
DETAIL
Site Plan as Existing

DRAWING NO: B28/06/02

SCALE: 1:500

REVISIONS:

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EDWARDSON ASSOCIATES
Paddock House
10 Middle Street South
Driffield YO25 6PT
TEL: 01577 20750 FAX: 01577 20900



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APPLICANTS
 Mr & Mrs W Butterfield
 Flask Bungalow Farm
 Flyingdales
 Whitby
 North Yorkshire
 YO22 4QH

PROJECT
 Change of use of part of the approved caravan park for the siting of static caravans.

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DETAIL
 Location & Site Plan

DRAWING NO: B28/06/01

SCALE: 1:2500

REVISIONS:

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10 Middle Street South
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 TEL: 01377 249720 FAX: 01377 259852

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North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

08/1939
P41

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

Application for Planning Permission. Town and Country Planning Act 1990

NZ: 92750 00142

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

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2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 0 Suffix:
House name: Flask Country Holiday Home Park
Street address:
Fylingdales
Town/City: WHITBY
County:
Postcode: YO22 4QH

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Description of location or a grid reference (must be completed if postcode is not known):

Easting: 493108
Northing: 500716

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No
Is a new or altered pedestrian access proposed to or from the public highway? Yes No
Are there any new public roads to be provided within the site? Yes No
Are there any new public rights of way to be provided within or adjacent to the site? Yes No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

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7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No
Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Roof - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Windows - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

10. Materials (continued)

NYM / 2008 / 0939 / FL /

Doors - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Boundary treatments - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Lighting - add description

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Others - description:

Type of other material:

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Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	50	34	-16

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
 Main sewer
 Pond/lake
 Soakaway
 Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

Seasonal touring caravans

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

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24 DEC 2008

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? Yes No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	2	3
Proposed employees	2	2	3

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

2. Site Area

What is the site area? 02.00 hectares

3. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

Person role:
Declaration date:

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

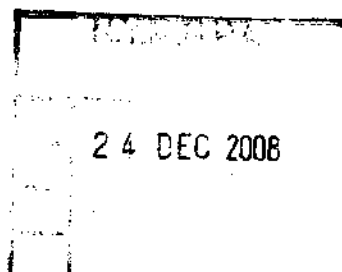
Date: [REDACTED]

NYMNPA
24 DEC 2008

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Mark Hill Esq
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



12 December 2008

Dear Mr Hill

Proposal: Use of part of the approved caravan park for the siting of static caravans (resubmission)

Location: Grouse Hill Caravan Park, Fylingdales

Applicant: Mr & Mrs W Butterfield, Flask Bungalow Farm, Fylingdales

Please find enclosed the Planning Application in respect of the above. I would be grateful if you could regard this letter as comprising the required Planning and Design and Access Statement to be forwarded to consultees as you consider appropriate.

This application is a resubmission of that refused earlier this year (reference

Background

The site has a long planning history with permission for the caravan park being first granted over 30 years ago. Since then, various consents have resulted in the site having an 11 month open season as well as an area approved for caravan storage. Furthermore, caravans can also remain stored on their pitches for the closed period over much of the site.

The whole of the site the subject of this application can be used on a seasonal basis with caravans left on their pitches over a closed period.

It is also worth pointing out that consent has previously been granted for chalet style static units but this expired in 1993 (reference 4/29/88F).

A similar application was refused earlier this year since when additional tree planting has been undertaken to address the concerns raised by officers, although it should be stressed that the site cannot readily be seen from public vantage points outside of the site.

The applicants, Mr and Mrs Butterfield, are trying to better meet the demands of visitors to the area. There is increasing demand for the better quality

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accommodation that is provided by static caravans, particularly from existing users of the Park who wish to upgrade from their seasonal static caravans. This has meant that long established clients have had to move off the Park to find sites elsewhere that can accommodate static caravans. This has resulted in a loss of business to the Butterfields and also a loss to the local economy as visitors and the associated "spend" with local restaurants, shops, public houses etc is "transferred" to other areas.

Mr and Mrs Butterfield are past retirement age and are seeking to rationalise the way the site operates to assist their son, Andrew, in fully taking over the running of the business. The provision of an element of static caravan units is seen as being an important step in ensuring the future viability of the Caravan Park.

Design Component

The proposal will reduce the overall number of caravans on the Park by replacing an area used intensively by seasonal touring caravans with a smaller number of static caravans. The submitted drawing illustrates 34 standard size static units.

The removal of the seasonal vans from the application site will result in a significant reduction in the impact of the Park in terms of any views of it, notably from the permissive footpath which runs down the Eastern side of the site. The scheme will enable additional landscaping works to soften the appearance of the site and to provide some "interruptive planting" within the body of the Park.

The proposal is considered to represent an improvement both in terms of landscape impact and by reducing overall levels of activity associated with the Park. The overall number of caravans will be significantly reduced and slow moving caravan towing movements along the highway network leading to the site will be much lower than at present.

The caravans will be industry standard size measuring approximately 11 metres by 3.5 metres. They can be colour controlled to further reduce any visual impacts. The use of muted colours compared to the predominantly white of touring caravans with their brightly coloured awnings will ensure that the development is more visually recessive in the wider landscape.

Appraisal of Context

Appropriate rural diversification schemes are generally supported both by National Policies and those set out in the Local Plan. This proposal is intended to help meet current demands for improved visitor accommodation both in terms of the quality of the units and size of accommodation available.

Tourism Policies within the Local Plan do not appear to be directly relevant to this proposal. It is not a new site - the proposal is simply seeking to change the type of unit on part of the approved Caravan Park.

The scheme will bring about landscape improvements and more general benefits by reducing the overall levels of activity associated with the Park. It is considered most appropriate to assess if this proposal meets the spirit of Local Plan Policies TM4 and TM5.

With reference to Policy TM4:

1. The proposed caravans are adjacent to an established area of woodland which, together with the topography of the site, screens the development from any long distance views. The additional landscaping works proposed would enhance the appearance of the general area particularly when viewed from the permissive footpath. The existing woodland is managed as part of the holding.
2. The Park will continue to be managed from the existing house recently erected on the Park.
3. As outlined, the overall scale of activity will be reduced.
4. The proposed caravans can be removed should they cease to be used as holiday accommodation.

There is ready access to the rights of way network by way of the permissive path running through the Park.

With regard to the Policy TM5:

As set out, the scale of activity will be reduced. The area proposed for statics is the best screened part of the site. The foreground/backcloth of woodland and rising land to the North will reduce any impacts of caravans here. The appearance of the site can be further enhanced by using appropriate colours to the proposed caravans. This part of the site is not seen from longer distance public vantage points.

The proposal is also considered to accord with the spirit of Development Policy 48 set out in a Core Strategy and Policies Document.

The location of the site away from any neighbouring properties is such that local communities have not yet been consulted. The most significant professional input has been taking account of the planning history and policy starting points together with the site considerations to ensure that the proposal reduces any impact of the Park as a whole.

The Access Component

The existing access to the Park will continue to be used. The requirements of the site licence will ensure that the site can be readily accessed by emergency vehicles if required. Static caravans can be made suitable for use by the disabled/persons of limited mobility and appropriate parking spaces will be provided.

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Conclusion

The proposal will reduce overall caravan numbers and bring about significant improvements to the appearance of the site. Even without the enhanced planting about the site, the change in the nature of the units on this part of the Park from predominantly white seasonal caravans which can remain on their pitches all year, (most of which have awnings of a variety of colours and designs in place all season) to recessively coloured, more attractive proper static units will, in itself, reduce the impact of this site on the character and appearance of this part of the National Park.

The proposal will also better meet the demands and expectations of visitors in the area thereby bringing important benefits to the wider economy, with particular regard to visitors "spend" in local shops, restaurants, public houses.

The proposal is considered to be in accordance with both existing and emerging policy including national guidance. The recently published "Good Practice Guide on Planning for Tourism" spells out the key contribution for tourism both to the local economy and in social/ job creation terms. It specifically encourages Local Authorities to take a positive approach to tourism proposals.

The scheme should have no adverse impact on the amenities of nearby residents but should reduce its overall activity levels and enhance the landscape of the area.

It is hoped that officers will be able to support this revised application and recommend it for approval. Should any additional information be required please do not hesitate to contact Roy Edwardson of this office or myself.

Yours faithfully


Mark Southerton
BA (Hons) MRTPI

Enc

cc: Mr and Mrs Butterfield