

**APPLICANTS: Mr & Mrs A Butterfield,
Flask Bungalow Farm, Fylingdales, Whitby.**

NOTES



Static Caravan Units

1. All static caravan units 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. No removal of existing trees or hedges necessary or proposed.
4. Existing approved highway access point to be utilised - overall a decrease in density of use will occur as a consequence of these proposals.
5. Foul water to be connected to existing treatment plant system (no increase in loading will occur). Existing mains water supply to be utilised.
6. Surface water to be disposed of via existing site system/soakaways.

Camping Pods

1. All camping pods to be sited in accordance with the Scarborough District Council Public Health Act guidelines with minimum spacing's of 6 metres.
2. The camping pod is constructed from Pre-stressed timber frames on relocatable concrete blocks and wrapped in a breathable 'skin' of Tyvek roofing membrane and cladding consists of feather edged, 150mm boards cut from European Larch or Douglas Fir.
3. The boards and end walls will be treated / stained in a colour approved by the LPA.
4. Camping pods to connect to existing site services including power. No foul water implications.
5. Parking to be as shown on plan.

KEY

-  Existing Planting
-  Proposed Planting

APPLICANTS

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

NYMNP
22 SEP 2009

PROJECT

Change of use of part of the approved caravan park for the siting of static caravans and camping pods at Grouse Hill Park, Fylingdales, Whitby.

DETAIL

Site Plan - As Proposed

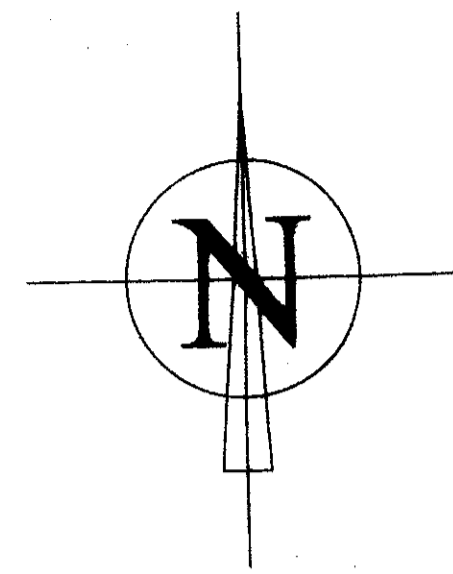
DRAWING NO: B28/07/03

SCALE: 1:500 at A1

REVISIONS:

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Paddock House
10 Middle Street South
Driffield YO25 6PT

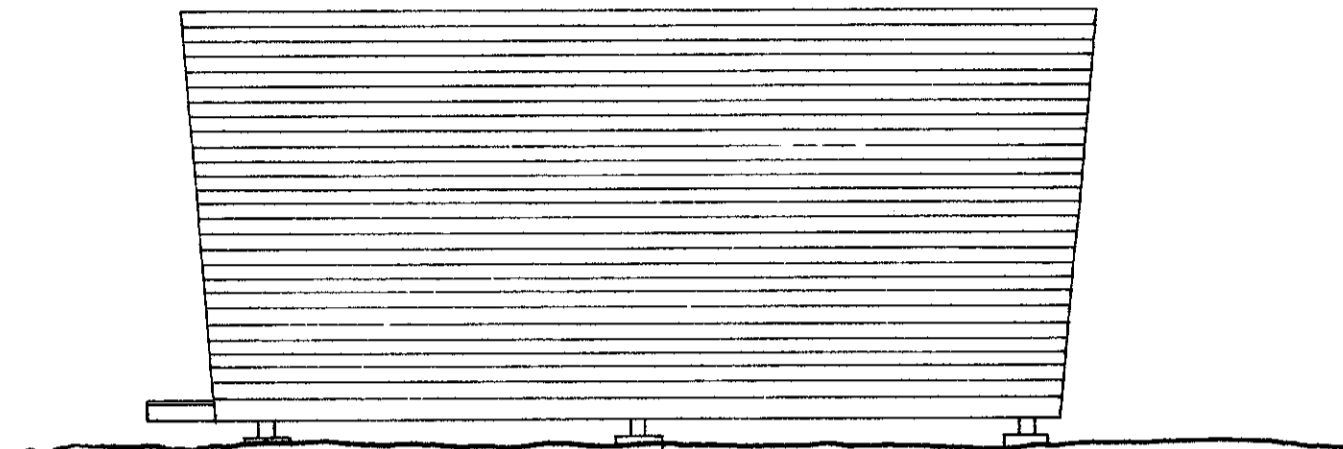


To Site Entrance (Blacksmith Hill)

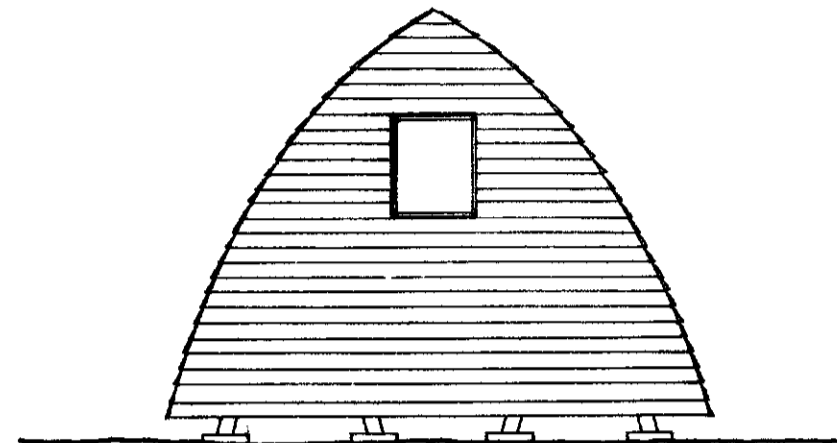
Site Plan - As Proposed (1:500)



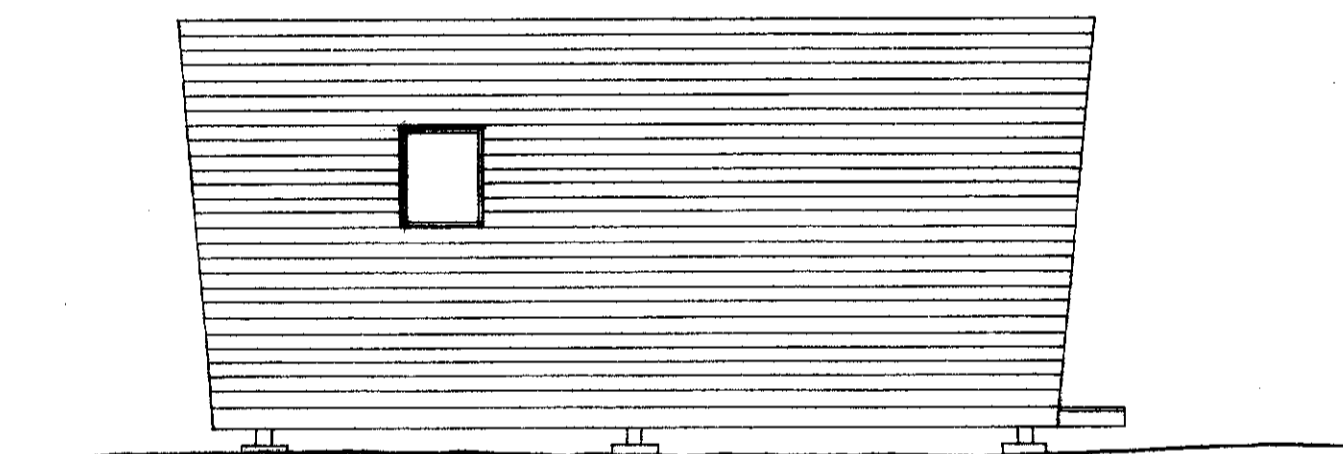
APPLICANTS: Mr & Mrs A Butterfield, Flask Bungalow Farm, Fylingdales, Whitby.



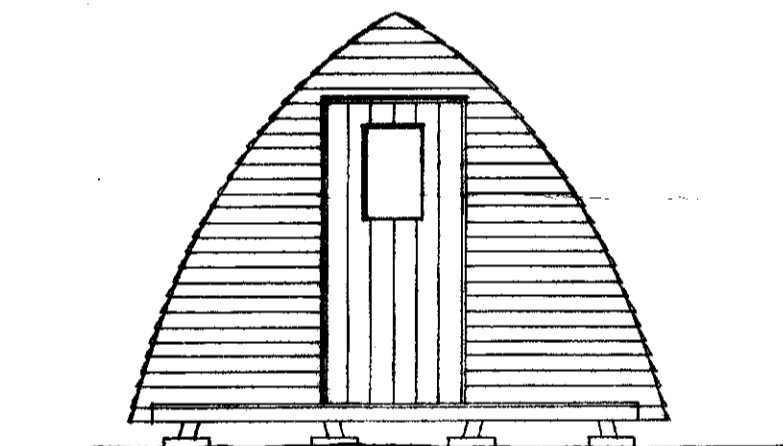
SIDE ELEVATION



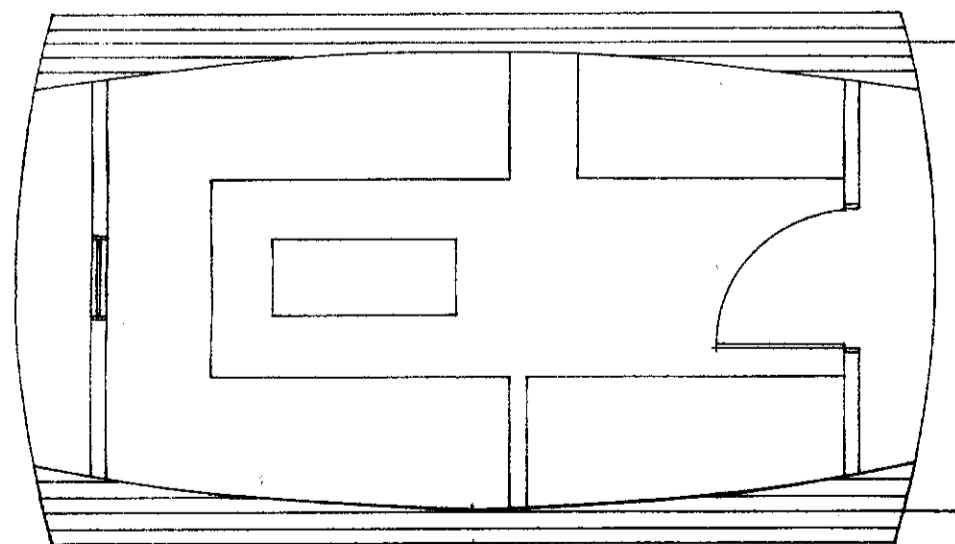
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FLOORPLAN

NYM/PA
 22 SEP 2009

NOTES

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5. Parking to be as shown on plan.

APPLICANTS

Mr & Mrs A 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 and camping pods at Grouse Hill Park, Fylingdales, Whitby.

DETAIL

Floorplan & Elevations – As Proposed
 (Indicative Layout)

DRAWING No: B28/07/04

SCALE: 1:50 at A2

REVISIONS:

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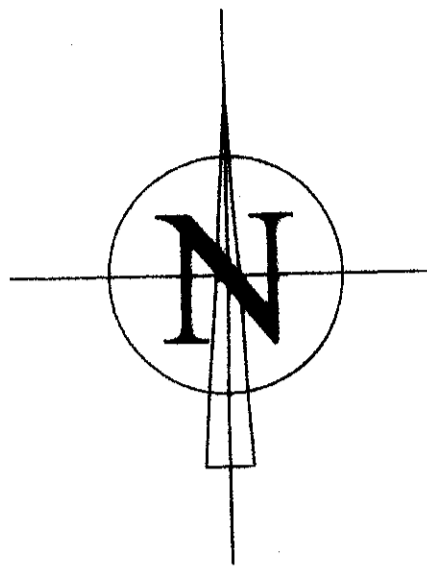
Driffield YO25 6PT

**APPLICANTS: Mr & Mrs A Butterfield,
Flask Bungalow Farm, Fylingdales, Whitby.**

NOTES NYM / 2009 / 0648 / FL

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To Site Entrance (Blacksmith Hill)



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Fylingdales
Whitby
North Yorkshire
YO22 4QH

PROJECT
Change of use of part of the approved caravan park for the siting of static caravans and camping pods at Grouse Hill Park, Fylingdales, Whitby.

NYMNP
22 SEP 2009

DETAIL
Site Plan - As Existing

DRAWING NO: B28/07/02

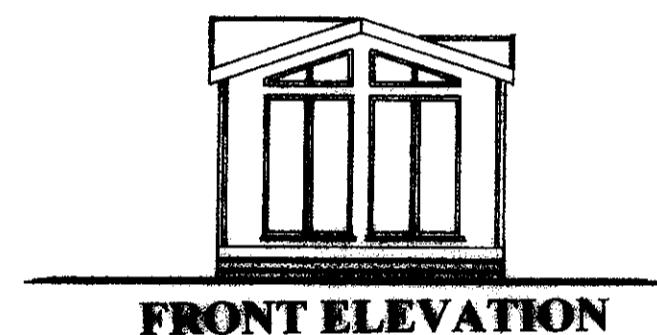
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REVISIONS:

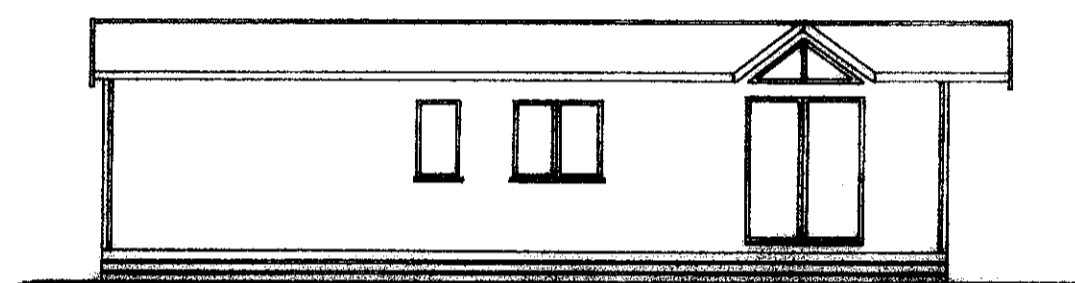
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Site Plan - As Existing (1:500)

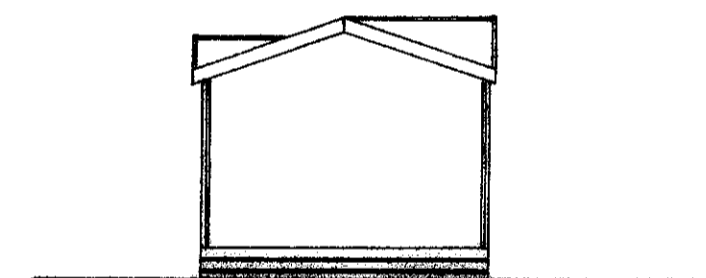
APPLICANTS: Mr & Mrs A Butterfield, Flask Bungalow Farm, Fylingdales, Whitby.



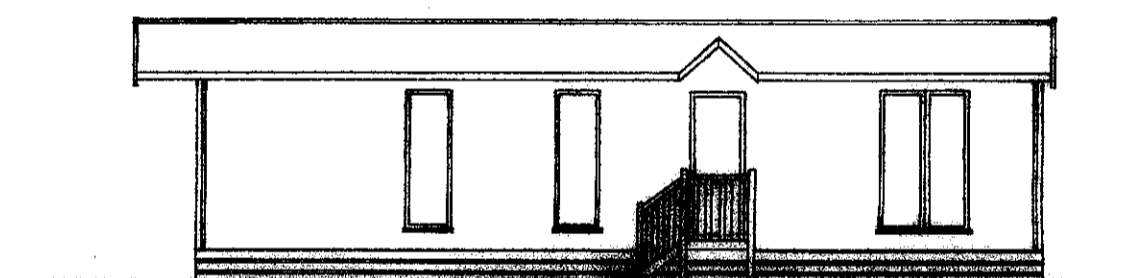
FRONT ELEVATION



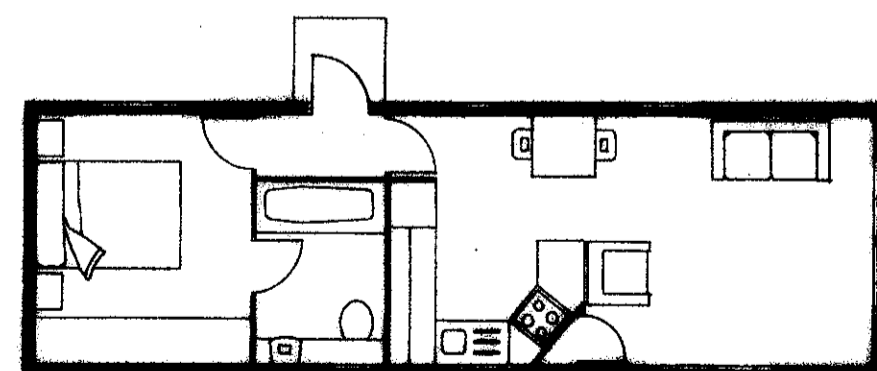
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOORPLAN

NYM/PA
 22 SEP 2009

NOTES

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 North Yorkshire
 YO22 4QH

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Change of use of part of the approved caravan park for the siting of static caravans and camping pods at Grouse Hill Park, Fylingdales, Whitby.

DETAIL

Floorplan & Elevations – As Proposed
 (Indicative Layout)

DRAWING No: B28/07/05

SCALE: 1:100 at A2

REVISIONS:

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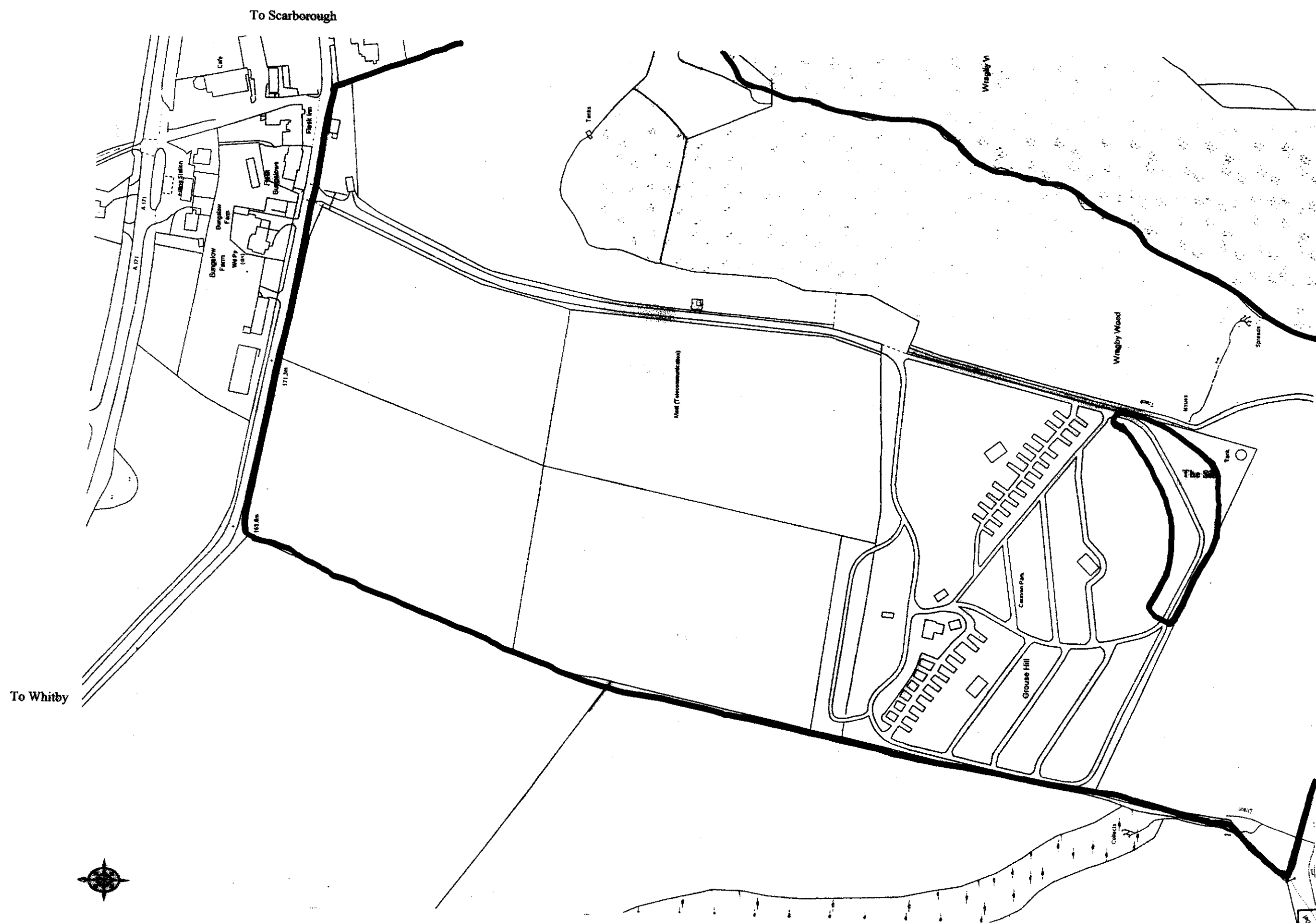
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Paddock House

10 Middle Street South

Driffield YO25 6PT

APPLICANTS: Mr & Mrs A Butterfield, Flask Bungalow Farm, Fylingdales, Whitby.



Location Plan - (1:2500)

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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 and camping pods at Grouse Hill Park, Fylingdales, Whitby.

DETAIL

Location Plan

DRAWING No: B28/07/01

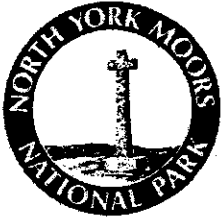
SCALE: 1:2500 at A2

REVISIONS:

NYM/NPA
 22 SEP 2009

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10 Middle Street South
Driffield YO25 6PT



N2 92448, 00706

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

09/648
PT1

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority'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:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

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

NYMNPA
22 SEP 2009

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

Mobile number:

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Fax number:

<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
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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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

(Large empty box for site description)

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

Easting:

Northing:

5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

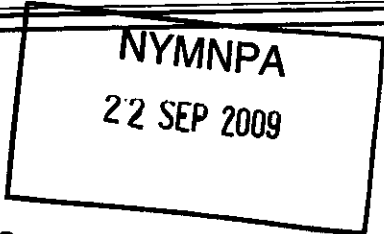
Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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



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. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? 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:

Description of *proposed* materials and finishes:

10. Materials (continued)

NYM / 2009 / 0648 / FL

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

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

Lighting - add description

Description of *existing* materials and finishes:

See plans

Description of *proposed* materials and finishes:

See plans

Others - description:

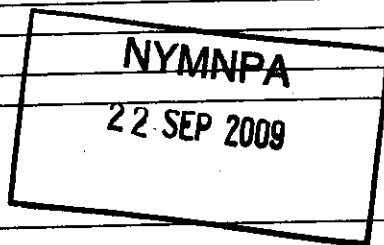
Type of other material:

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	0	20	20

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

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

Caravan Park

NYMNP

22 SEP 2009

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.

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, gain or change of use 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	

22. Site Area

What is the site area? hectares

23. 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:

N/A

Is the proposal for a waste management development? Yes No

NYMNPA
 22 SEP 2009

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

26. Certificates

[Redacted text]

Person role: Declaration date: Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

[Redacted text]

Person role: Declaration date: Declaration Made

27. Declaration

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

Date

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

NYM / 2009 / 0 6 4 8 / F L

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



10 September 2009

Dear Mr Hill

Proposal: Use of part of the approved caravan park for the siting of static caravans and camping pods

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 following our site meeting and discussions earlier this year. The scheme comprises a total of 20 units as agreed at the site meeting.

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.

An application for static caravans on land to the west has been refused recently, albeit static caravans had been approved on that area of the Park some years ago.

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 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

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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. There is also a growing demand for an "outdoor camping" experience from people who do not have to set up their own tents but simply want to arrive on site with a unit ready to use immediately and which doesn't need to be packed away at the end of the holiday. The proposed "camping pods" are essentially akin to a timber clad tent with sleeping accommodation already set up inside.

The provision of an element of static caravan units and some camping pods is seen as being an important step in ensuring the future viability of the Caravan Park by better meeting current customer demand.

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 and camping pods. The submitted drawing illustrates 11 standard size static units and 9 pods.

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.

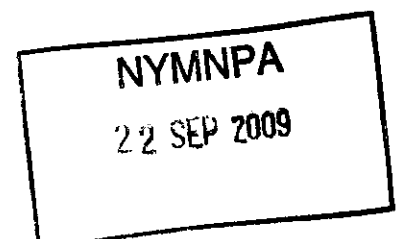
The proposal is considered to represent an improvement both in terms of landscape impact and by reducing overall levels of activity associated with the Park. The overall number of caravans will be reduced and slow moving caravan towing movements along the highway network leading to the site will be much 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. The camping pods are about 6 metres long by 3.5 metres wide with the apex approximately 3 metres high.

Appraisal of Context

Appropriate rural diversification schemes are generally supported both by National Policies and those set out in the emerging Local Development Framework. 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 and also to provide for the growing market in camping "pods".

Core Strategy policy DP14 states that the diversification of an existing business like this will be supported. This proposal is considered to accord with the criteria of policy DP14 as follows:



1. The proposal will enhance the enjoyment of visitors to the National Park in a way that does not undermine its special qualities.
2. The development has satisfactory access to the road network.
3. The proposal will reduce activity levels as a consequence of a reduction in unit numbers and the reduction in caravan towing movements.

The proposal is simply seeking to change the type of unit on part of the approved Caravan Park with a consequent reduction in overall unit numbers. As such, the proposal cannot be said to represent an expansion of the site to which policy DP16 would apply. However, it is worth pointing out that this proposal is considered to be within the spirit of DP16 in that the development, due to woodland/landscaping and landform, will not harm the special qualities of the National Park; no additional residential accommodation is required in connection with the proposal; the site is close to the road network and will not increase traffic generation; the scale and type of the development will not adversely affect the special qualities of the National Park; the caravans and pods can be readily removed if no longer required.

The scheme will bring about landscape improvements by way of the proposed additional planting and more general benefits by reducing the overall levels of activity associated with the Park.

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.

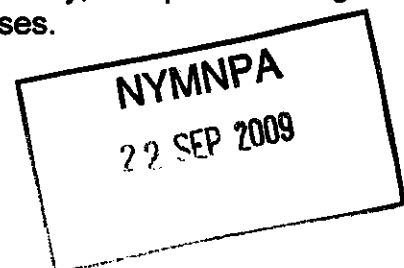
The Access Component

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.

Conclusion

The proposal will reduce overall unit numbers and bring about improvements to the appearance of the site. Even without the enhanced planting 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 and timber clad camping pods 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 emerging policy in the Local Development Framework and national guidance. The "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



Encs

cc: Mr and Mrs Butterfield