

**ERECTION OF 2 No. LOG CABINS FOR HOLIDAY USE AT**  
**EBBERSTONE COMMON FARM**  
**LANGDALE END**  
**SCARBOROUGH**  
**YO13 0LW**

**DESIGN, ACCESS AND PLANNING STATEMENT**

Introduction

This report has been commissioned by Mark Hammond of Ebberstone Common Farm, Harward Dale, Scarborough, YO13 0LW.

This report has been prepared to illustrate the process that led to the change of use and to explain and justify the change of use in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 12 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background

Ebberstone Common Farm is an established grassland farm which is owned and operated by the applicants. The farm is currently used for beef and sheep breeding and rearing.

The applicant proposes to diversify his established agricultural business through the erection of 2 No. log cabins for holiday use. The proposed log cabins are small scale structures and will provide 2 bedroom holiday accommodation.

The proposed cabins will be operated by the applicant as a farm diversification enterprise on the farm.



### The Proposal

The proposal is for 2 No. log cabins on the site, located to the north of the existing farmhouse in an area of established woodland. A detailed digital site survey of the woodland and surrounding landscape has been prepared and is included within this application. The proposed log cabins have been located within the woodland in a small clearing. The development can be implemented without the removal of any of the tree cover.

### Layout and Landscaping

The proposal seeks consent for the erection of 2 No. log cabins for holiday use. The cabins have been sited within a small clearing within the existing woodland known as Ebberston Common Plantations. The application includes an access track and turning area adjacent to the cabins.

The site is located within an area of established woodland and is screened by the existing woodland to all aspects. The woodland is within the ownership and control of the applicants.

### Scale and Appearance

The scale of the development is 2 No. log cabins, measuring 7.315m x 6.096m, with an eaves height of 2.7m and a ridge height of 5.7m. The external walls will be constructed from half log timber boarding and the roof covering will be bitumen shingle tiles.

### Access

Access to the proposed development will be taking from the existing farm access from the forest drive, with a new access track from the farm entrance to the application site. The development includes a parking and turning area for vehicles.

NYM/NDA  
24 JAN 2011

## Policy Statement

Planning policy for log cabin and chalet sites within the National Park is contained within the Core Strategy and Development Policies of the Local Development Framework.

### **Chalet and Camping Sites (Development Policy 16)**

Proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites will only be permitted where:

- 1 The site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.
- 2 The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.
- 3 The site is in close proximity to the road network<sup>31</sup> (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.
- 4 The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.
- 5 Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

The proposed development Ebberstone Common Farm is for the erection of 2 No. log cabins for holiday use as a farm diversification proposal. The application is small in scale, limited to 2 No. cabins and is located within an area of established woodland. The woodland is within the ownership and control of the applicant.

The proposed development for the diversification of the applicants existing farming business which is operated at Ebberstone Common Farm. The applicants existing dwelling is located in close proximity to the application site, and the proposed holiday accommodation will be managed from this dwelling.

The proposal is a small scale farm diversification initiative and will not generate unacceptable levels of traffic. The site is accessed from the forest drive access to the existing farm business.

The proposal is small scale and low key, located within woodland on an established farm and will not impact on the special qualities of the National Park.



The proposed buildings are of timber construction, mounted on a low stone wall. The nature of the construction of the proposed buildings is that they are easily dismantled and can be removed when they are no longer required without damage to the National Park.

The proposed development satisfies the 5 policy criterion of Development Policy 16 of the Local Development Framework.

**Ian Pick**  
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