



Appeal Decision

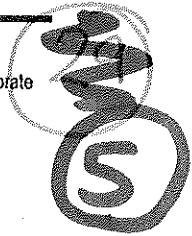
Site visit made on 6 June 2006

by **Jacqueline North BSc MSc**

an Inspector appointed by the Secretary of State for
Communities and Local Government

AS
6 JUL 2006

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk



Date: 26 July 2006

Appeal Ref: APP/W9500/A/06/2009911

Shawn Riggs Caravan Park, Part OS 2409, Glen Esk Road, Ruswarp, Whitby, YO22 4NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs J Fergus against the decision of North York Moors National Park Authority.
- The application Ref NYM/2005/0778/FL registered by the North York Moors National Park Authority on 24 October 2005, was refused by notice dated 12 December 2005.
- The development proposed is an additional static caravan site.

Decision

1. I allow the appeal, and grant planning permission for an additional static caravan site at Shawn Riggs Caravan Park, Part OS 2409, Glen Esk Road, Ruswarp, Whitby, YO22 4NE in accordance with the terms of the application, Ref NYM/2005/0778/FL, registered by the North York Moors National Park Authority on 24 October 2005, and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
 - 2) The caravan hereby approved shall not be occupied between 14 January and 1 March in any one year.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the visual character and appearance of this part of the North York Moors National Park.

Reasons

3. The appeal site is a small caravan park situated at the southern end of Ruswarp, on the southern side of the River Esk. The river forms the National Park boundary at this location.
4. The site comprises a flat area close to the Glen Esk Road, forming a touring caravan site and car park, and a 7 pitch static caravan site on higher ground up a steep track. The proposed development is for an additional static caravan pitch at the top north-eastern corner of the site.
5. The static caravans are set within a narrow wooded area. The static caravans are well screened and none were directly visible from any public roads or footpaths. The land drops

considerably to the east and I could not see any part of the caravan park from the Glen Esk Road to the east. Tree cover is sparse on the eastern edge of the caravan park, adjacent to the proposed new pitch but well established elsewhere on the site.

6. The Local Planning Authority have stated that if there were improvements to the density of tree coverage, they would not consider one additional caravan to be detrimental to the landscape or have a significant impact upon activity levels within this part of the National Park. The National Park Authority required the appellant to submit a fully detailed landscape scheme. The scheme the appellant provided indicated a nominal amount of new planting comprising a low hawthorn hedge and a small number of trees. At the time of the site visit I noted that the appellant has recently planted a number of trees at approximately 2 metre intervals along the eastern boundary as well as other additional new boundary tree planting and additional planting around the existing caravan pitches. In addition the new pitch is located at an angle to most of the other pitches and is in a less formal arrangement than those existing, more in keeping with a rural and National Park setting.
7. For the above reasons I conclude that the proposal complies with Policy TM5 of the North York Moors Local Plan, as an additional caravan could be assimilated into the site without materially harming the character of the area and that the planting carried out constitutes an improvement to the visual appearance of the site. For the same reasons I conclude that, for this particular proposal, the additional planting will conserve and enhance the natural beauty and wildlife of this part of the National Park and that one additional static caravan pitch will provide an opportunity for people to understand and enjoy the special qualities of the National Park meeting the revised National Park purposes as set out in section 61 of the Environment Act 1995. The proposed development would be sensitive to the character of the countryside, as required by Planning Policy Statement 7: Sustainable Development in Rural Areas and the written statement of the North Yorkshire County Structure Plan.
8. I have imposed the National Park Authority's suggested occupation condition to ensure consistency with other permissions on the site.

Jacqueline North

Inspector