

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

Our Ref: BUT.A 2013.02



Dear Mrs Saunders

SUPPORTING STATEMENT

Variation of Condition 4 of planning permission NYM/2011/0723/FL to vary approved pod types to include installation of running water / toilet / shower facilities at Grouse Hill Caravan Park, Fylingdales, Whitby

1.0 Introduction

1.1 This application seeks to vary the terms of condition 4 imposed by the National Park Authority when it granted consent for full planning application NYM/2011/0723/FL.

1.2 Planning application NYM/2011/0723/FL granted full planning consent for the 'use of section of caravan park for the siting of 11 static caravans and 30 camping pods (revised scheme to NYM/2009/0648/FL) at Grouse Hill Caravan Park, Fylingdales', dated 12th December 2011.

1.3 Condition 4 imposed on the planning permission states: -

"The camping pods hereby approved shall only be used as holiday accommodation and the floor plans and design shall be as shown on the plans submitted as part of this application. There shall be no changes made to the external appearance or internal layout without the prior approval of the Local Planning Authority and the external wooden cladding shall be left as natural wood or stained dark brown and so maintained.

Reason: - The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to provide facilities for visitors in line with NYM Development Policy 16.

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- 1.4 The change sought by this variation of condition application seeks to enable the approved pods to be equipped with running water, toilets and showers, thereby responding to growing customer needs and expectations.
- 1.5 This application is accompanied by a red line site plan which confirms the location of the parcel of land within the overall approved park where the 11 static caravans and 30 camping pods were originally approved, drawing reference 001 – Location Plan.
- 1.6 The submitted particulars also include drawing numbers 101 and 102 – ‘Indicative Floor Plan, Roof Plan & Elevations – Pod Styles 1 & 2’. These drawings show two slightly different pod styles, one with a toilet and sink – Pod Style 1, the other with a toilet, sink and shower – Pod Style 2. These indicative pod styles differ to the simpler, unequipped pod styles originally approved, and outlined on approved drawing number B28/11/04 – Floor Plans & Elevations – As Proposed.
- 1.7 This application does not propose any changes to the number or siting of the pods within the caravan site and the size and external appearance now proposed will not materially change.
- 1.8 Foul water from each pod will connect and discharge to the existing site’s non-mains drainage systems, which have adequate capacity.

2.0 Site Context, Opportunities & Constraints

- 2.1 Grouse Hill Caravan Park is a well-established holiday accommodation site set in the National Park. It comprises a mix of touring caravan pitches, static caravans and pods. The park is subject to conditions controlling occupancy of the units to holiday purposes only.

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3.0 Planning Policy and Principle

- 3.1 Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following policies and guidance are considered to be of most relevance to the consideration of this application: -
- 3.2 When approving planning application NYM/2011/0723/FL the National Park Authority assessed the scheme against Policy DP19 of the Local Development Framework and Policy 19 of the NYM Local Development Framework (See ‘Reason for Approval’ on page 2 of the Notice of Decision).
- 3.3 This is an application to vary a small component part of the original permission (relating to the internal layout of the approved pods only). The principle of allowing additional camping pods on the Park has already been considered and accepted and should not be re-visited. The National Park Authority is only being asked to make a judgement as the acceptability of

Pods installed and equipped with running water, toilets and showers. There will be no material change to the size, position, detailed design or materials finish of the previously approved pods. The only change is to the interior.

4.0 Assessment

- 4.1 It is considered that equipping the pods with running water, toilets and showers will have no fundamental impact on the nature, character, scale or intensity of the original planning permission, nor the basis upon which the Authority approved that proposal. Rather than use the on-site ablutions block, guests will be provided with individual facilities within their respective pods. There will be no material impacts on standard development management criteria, such as traffic generation, landscape and visual amenity, impacts on ecology etc. So long as there are satisfactory arrangements in place to connect the pods to an appropriate means of foul water discharge with sufficient capacity, there are no other material issues to reasonably consider. The site does have adequate capacity because there is already a non-mains drainage system in place serving the ablutions block. There is no increase in unit numbers so there will be no increase in foul water discharge. The proposals are therefore considered to be compliant with planning policy.

5.0 Conclusion

- 5.1 The application seeks to vary Condition 4 imposed on NYM/2011/0723/FL, to enable the approved pods to be equipped and installed with running water, toilets and showers. This change will enable this well-established business to respond to growing customer demands and needs and therefore facilitate improved long term attractiveness and viability of the park.
- 5.2 It is considered that the proposal accords with the NPPF and the policies of the Development Plan and we would welcome the Authority's support for this small change to the original consent.
- 5.3 Please do not hesitate to contact either Roy Edwardson or myself should you require any additional information or clarification on any matters of this application.

Yours sincerely



Thorfinn Caithness BA(Hons); MA(Town & Reg Plng); Cert MS; MRTPI