

Core Policy A – Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities.

Priority will be given to:

1. Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
2. Providing for development in locations and of a scale which will support the character and function of individual settlements.
3. Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
4. Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
5. Applying the principles of sustainable design and energy use to new development.
6. Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
7. Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.

Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policies YH2, YH6, RR1

For further reference:

- North York Moors National Park Management Plan

Sustainability Appraisal

This policy will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.

- 5.1 The designation of the North York Moors as a National Park reflects the quality of its diverse landscape and spiritual and cultural assets such as the sense of remoteness and tranquillity, distinctive skills, dialects and customs. However, the Park is also home to around 25,000 people whose needs to live, work and access services and facilities must be addressed whilst safeguarding its special qualities.
- 5.2 Sustainable development is an important principle in achieving the National Park's twin purposes of conservation and enjoyment of its special qualities and fostering the social and economic well being of the Park's local communities which is carried out through these purposes. The purposes and duty together with sustainability principles also underpin the objectives in the Management Plan for which the Local Development Framework will seek to deliver the spatial elements. Core Policy A sets out the key principles of achieving sustainable communities in the Park whilst pursuing its purposes and social and economic duty.
- 5.3 The Park is not expected to be a location for major development schemes. Planning Policy Statement 7 and Circular 12/96 set out the considerations that will be applied in assessing proposals for major development in National Parks. There is no precise definition of 'major development' but an indication that it includes proposals raising issues of national significance. The guidance indicates that major development should only take place in exceptional circumstances and where it can be shown to be in the public interest. Examples of development that might be classed as major include mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

Development Policy 16 - Chalet and Camping Sites

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 network¹ (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.

Applicants should refer to:

- Good Practice Guide on Planning for Tourism
- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.26 Caravan, camping and chalet sites contribute to the provision of a range of accommodation in the Park to meet different tourist needs. The provision of small scale caravan, camping and chalet sites can also be a supplementary source of income for farm businesses.

8.27 However the nature of this type of activity can have a significant visual impact on the appearance and character of the landscape and therefore any proposals for new facilities of this nature will need to be well screened by well established woodland. Applications for the expansion of existing sites will also need to be well screened or involve improvements, which would benefit the

¹ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

Park. There may be some locations in the Park where the creation of new chalet and camping sites is not appropriate because of the isolation and tranquillity of the location. In such circumstances the introduction of a new activity and associated traffic, whether or not in a well screened position, would adversely impact the special qualities of the Park and the natural environment and therefore would not be considered favourably. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

- 8.28 Much of the woodland in the Park is designated as Section 3 woodland and proposals for new sites or expansion of existing sites must not have an unacceptable impact upon the value of the site as designated.
- 8.29 Although the need to provide a range of tourist accommodation is acknowledged the introduction of large new chalet and camping sites would have an adverse impact on the character of the Park and therefore any proposals for new facilities should be of a small scale commensurate with the size of the adjacent settlement. It is considered that sites for the provision of more than 6 new units are rarely likely to be considered acceptable. Proposals should be located in close proximity to the main road network to ensure that the development does not increase the level of traffic on minor roads.



Application No: 2014/0151/FL

Screening Opinion

DEVELOPMENT ^{Borders-Sneaton} (14/33)

Hawsker cum Stainoere
Applicant: Mrs Jean Fergus

Development: siting of 2 no. holiday
huts with associated
amenity space

Location: Rawn Riggs Caravan Park,
Ask Road, Ruswarp
Ref: SE 489190, 509095
Class: B

PROCEDURE

Date of Receipt: 12 March 2014

Date of Validation: 18 June 2014

DATE FOR DECISION: 13 August 2014

DoE Code: 18

Major Application: No (13 wks)

EIA: No (16 wks)

CONSTRAINTS

Flood plain: Zone 1, 2, 3

PROW: -

Conservation Area: -

Listed Building: - Grade: -

TPO/Hedgerow: -

Monuments, PSR, CSAC, Section 3 Coast, SAC,
SSSI, Ant Mons, Nat Trust, Article 4, RAF (10.5), SPA,
Section 3 Woodland, Section 3 Moorland, Historic P&G,
Registered Common Land, Mining Hazards,
Heritage Coast, Ancient Woodland, Dev't low risk
(coal referral), Dev't high risk (coal consultation)

ENVIRONMENTAL PLAN POLICIES / SCREENING OPINION

Current RSS/EU Dirs/HRA: -

Development Policies: CPA DP16

Soil/Structural/Tree Survey (FRA) Ag Workers Report
to be submitted

Required: Yes

Schedule 1/Schedule 2: NO

Greenfield/Agr conversion/Non-Agr conversion: -

More than 5 houses or 200 sqm? NO

County Matter: NO

If Schedule 2, is statement required: Yes/No NR

Net change to no. of dwellings: NO

10% Renewables: NR

NOTICE / ADVERTISEMENT

Signage Required:

Date Posted: 4/7/14 Expiry Date: 25/7/14

Signage Required: Dep

Date Posted: WG 4/10/14 Expiry Date: 25/10/14

NOTIFICATIONS	Date consulted	Reply by	Re-consulted	Reply by
Member				
x2	25/06/14	16/07/14		
ays	n	n		
	n	n		
	n	n		
	n	n		
	n	n		
al-Woodland	n	n		
	n	n		

In the Authority's opinion would the development - affect the setting or appearance of a Conservation Area?
YES NO
If 'NO' give a reason why.....

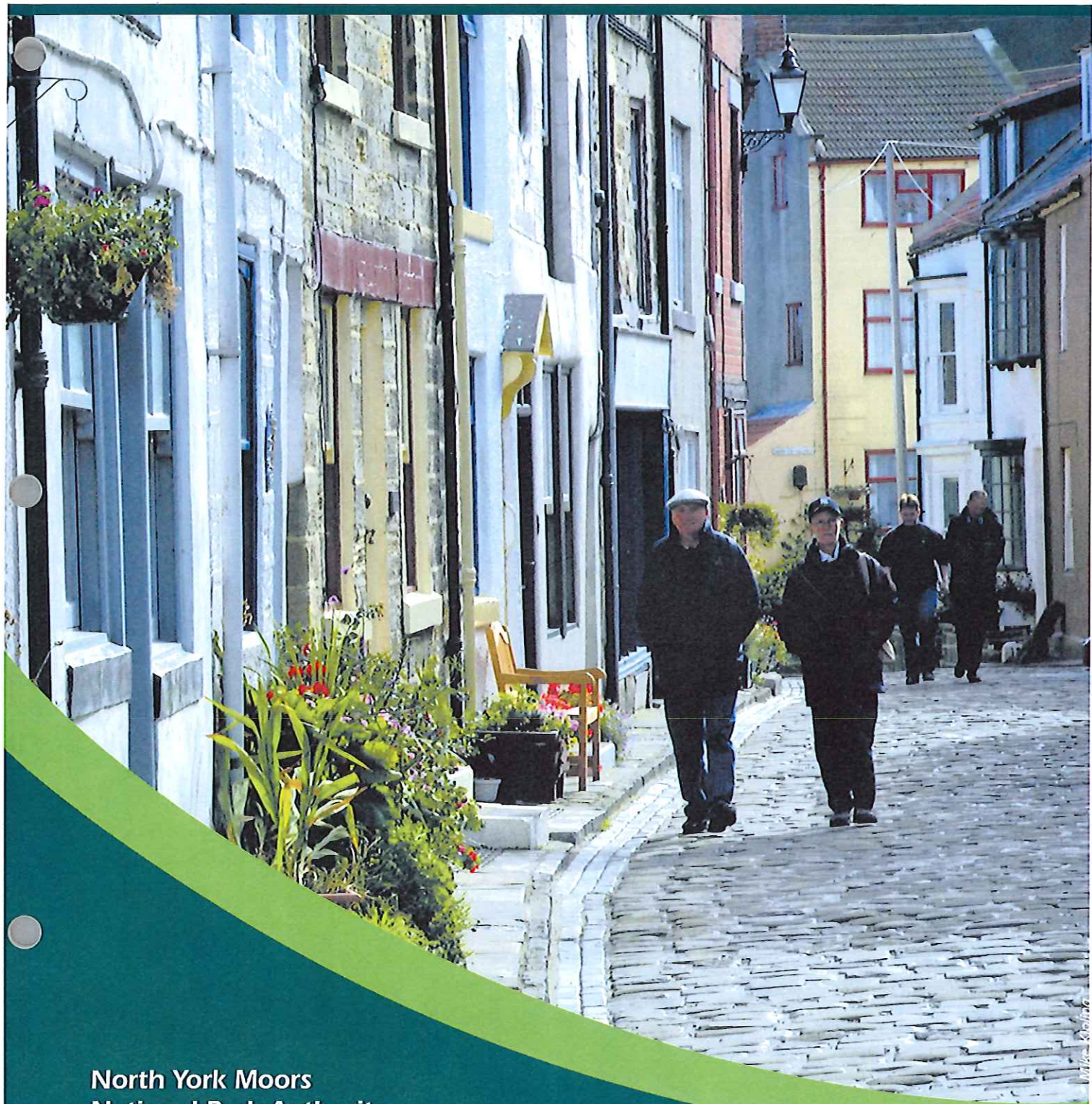
- affect the setting of a Listed Building?
YES NO
If 'NO' why.....

- affect a Public Right of Way?
YES NO
If 'NO' why.....

	<p>of separate disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.</p> <p>It should be noted that the applicant will have to demonstrate that the geology and ground water levels are suitable to allow the operation of a soak-away.</p> <p>16. DRGE00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.</p>
2.	<p>NYM/2014/0365/FL – Retention of gabion retaining structure together with surfacing work to retaining wall terrace, stone facing to upper level of retaining wall, replacement of timber fence with stone wall and construction of brick built store and landscaping to patio area at Wesley Square, Beckside, Staithes for Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG.</p> <p>Decision David Chance declared a prejudicial interest in this item as the application falls within his county division and a cabinet Member of Scarborough Borough Council and left the room. David Jeffels declared a personal interest in this item as a Member of Scarborough Borough Council. Approved as recommended but delegated to the Director of Planning for an additional condition with regards to details of the stone pitching.</p>
3.	<p>NYM/20140297/FL – Replacement of single storey lean-to-roof with mono pitched roof incorporating bay window to rear, insertion of 2 no. roof lights to rear, replacement windows and door, replacement front dormer, insertion of rear dormer together with canopy over front door at Mon Abri, Church Street, Staithes for Mr & Mrs Lionel Lennox, Hallgarth, 15 Main Street, Nether Poppleton, York North Yorkshire, YO26 6HS.</p> <p>Decision David Chance declared a personal interest in this item as the application falls within his county division. Approved as recommended but delegated to the Director of Planning for an amendment to condition 4 changing the material from timber to powder coated aluminium.</p>
4.	<p>NYM/2014/0311/FL – Variation of condition 4 of planning consent NYM/2013/0311/FL – to allow retention of stained cheeks of dormer window to rear at Sycamore Cottage, Appleton-le-Moors, for Mr Philip Trevelyan, Sycamore Cottage, York, North Yorkshire, YO62 6TE.</p> <p>Decision Jim Bailey declared a prejudicial interest in this application as the applicant was a previous neighbour and one of the objectors was known to him and he left the room. Approved as recommended.</p>
5.	<p>NYM/2014/0390/FL – Extension to existing porch with french doors and balcony above together with enlargement of 1 no. window at Valley View, Golden Grove, Whitby for Mr & Mrs Anthony & Susan Wilkinson, Valley View, Golden Grove, Whitby, North Yorkshire, YO22 5HH.</p> <p>Decision Approved as recommended.</p>
6.	<p>NYM/2014/0151/FL - Siting of 2 no. holiday units with associated amenity spa at Shawn Riggs Caravan Park, Glen Esk Road, Ruswarp for Mrs Jean Ferguson, 1 Queens Drive, Whitby, North Yorkshire, YO22 4HW</p> <p>Decision Chris France and Mark Hill declared a personal interest in this item as their agent was known to them as a previous National Park planning officer. Refused as recommended.</p>

Question 19
Environment Impact Assessment – Screening
Part d (ii)

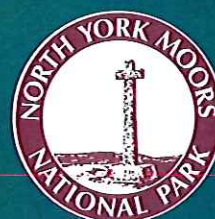
It is of the opinion of the Authority that having taken into account the criteria in Schedule 3 to the 2011 Regulations, the development would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.



North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008

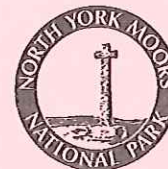


North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies

Adopted Copy 13th November 2008

North York Moors National Park Authority



A member of the Association of National Park Authorities
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700 Fax: 01439 770691
Email: general@northyorkmoors.org.uk www.northyorkmoors.org.uk
Planning enquiries email: planning@northyorkmoors.org.uk

Andy Wilson
Chief Executive (National Park Officer)

Hawsker-cum-Stainsacre Parish Council
c/o Virginia Ramsey
9 Hall Pasture
Sleights
Whitby
North Yorkshire
YO22 5DQ

Your ref:
Our ref: NYM/2014/0151/FL
Date: 02 October 2014

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Town and Country Planning Act 1990

Land at: Shawn Riggs Caravan Park, Glen Esk Road, Ruswarp

Proposed development: siting of 2 no. holiday units with associated amenity space

Appeal reference: APP/W9500/A/14/ 2225476

Appeal starting date: 26 September 2014

Appellant(s) name:

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the by this Planning Authority for the reasons given on the attached sheet. A copy of the appellant's grounds of appeal can be seen at, or obtained from, The Old Vicarage, Bondgate, Helmsley. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write direct to the Planning Inspectorate, 3/06 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within six weeks of the appeal start date, quoting the appeal reference number.

Continued.....



Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. The Planning Inspectorate will send a copy of the decision letter to you provided you specifically ask for one. Please do not hesitate to contact the Officer dealing with this matter if you require any additional information or would like a copy of the free booklet 'Guide to taking part in appeals'.

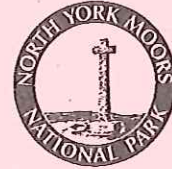
Yours faithfully

Mark Hill

M Hill

Head of Development Management

North York Moors National Park Authority



A member of the Association of National Park Authorities

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

Tel: 01439 772700 Fax: 01439 770691

Email: general@northyorkmoors.org.uk www.northyorkmoors.org.uk

Planning enquiries email: planning@northyorkmoors.org.uk

Andy Wilson

Chief Executive (National Park Officer)

Sneaton Parish Council
c/o Sarah Jones
Beacon Farm
Sneaton
Whitby
YO22 5HS

Your ref:

Our ref: NYM/2014/0151/FL

Date: 02 October 2014

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Continued.....



The Government Standard

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Yours faithfully

Mark Hill

M Hill

Head of Development Management

Hawsker-cum-Stainsacre Parish Council
c/o Virginia Ramsey
9 Hall Pasture
Sleights
Whitby
North Yorkshire
YO22 5DQ

Sneaton Parish Council
c/o Mrs R Stainthorpe
3 White Cottages
Beacon Way
Sneaton
Whitby
YO22 5HY

Sneaton Parish Council
c/o Sarah Jones
Beacon Farm
Sneaton
Whitby
YO22 5HS

EHO – Scarborough
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
YO11 2HG

Environment Agency
Planningliaison_yorkshire@environment-agency.gov.uk

Yorkshire Water Services Ltd
Land Use Planning
planningconsultation@yorkshirewater.co.uk

Area Traffic Manager – Scarborough
NYCC – Area 3 Whitby
Highways Depot
Chomley Way
Whitby
North Yorkshire
YO22 4NQ

Forestry Commission
fao: Elizabeth Cramp
Forestry Commission
Outgang Road
Pickering
YO18 7EL

Internal – Woodland Officer

Internal – Policy

1. The proposed development would conflict with the provisions of Development Policy 16 of the NYM Local Development Framework as the log cabins would be located within an existing hard standing which is widely visible from the adjacent public highway, to the detriment of the landscape character of the area. This impact would be exacerbated by the design, siting and scale of the proposed cabins. If allowed the cabins would represent an intrusive form of holiday development which would harm the high quality landscape character and appearance of the locality.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

North York Moors National Park Authority

Scarborough Borough Council Parish: Hawsker-Cum-Stainsacre and Sneaton	App Num. NYM/2014/0151/FL
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Proposal: Siting of 2 no. holiday units with associated amenity space
Location: Shawn Riggs Caravan Park, Glen Esk Road, Ruswarp
Applicant: Mrs Jean Fergus, 34 Queens Drive, Whitby, North Yorkshire, YO22 4HW
Agent: R Bryan Planning, 3 Sheephill Road, Sheffield, S11 7TU
Date for Decision: 13 August 2014 **Grid Ref:** SE 489190 509095

Director of Planning's Recommendation

Refusal for the following reason:

1. The proposed development would conflict with the provisions of Development Policy 16 of the NYM Local Development Framework as the log cabins would be located within an existing hard standing which is widely visible from the adjacent public highway, to the detriment of the landscape character of the area. This impact would be exacerbated by the design, siting and scale of the proposed cabins. If allowed the cabins would represent an intrusive form of holiday development which would harm the high quality landscape character and appearance of the locality.

Consultations

Hawsker-cum-Stainsacre Parish – Support this application with the understanding that these units are for holiday use only and that the 11 months rule applies.

Sneaton Parish Council – Object to the application as it is for two permanent holiday houses not for two new chalets on an existing camp site - this does not conform to the Development Policy 16. The houses extend into open countryside. The site from the west street scene is clearly visible from the road side, not conforming with Policy 16/8.27. The access road to the site is frequently flooded, just last year having bad floods. Replacing six caravans with two holiday houses will not generate anymore tourism to the local area.

The plan drawings look like log cabins, when in fact they are constructed from gritstone and panties roofing. It is important that we are able to see a more realistic plan of the finished buildings in their natural surroundings.

Highways -

Yorkshire Water – No comments required

Environmental Health Officer –

Environment Agency – No objection providing undertaken in accordance with the submitted Flood Risk Assessment.

Application No: NYM/2014/0151/FL

Forestry Commission -**Advertisement Expiry Date – 25 July 2014****Background**

Shawn Rigg Caravan Park is located to the southern end of Ruswarp accessed off the unclassified Glen Esk Road. It comprises a flat area near the road which is used by the Caravan Club as a certificated five van site, together with a steep track leading up to a nine van static caravan site on higher land set within a wooded area.

This application seeks full planning permission to construct two timber holiday units at the lower part of the site which is currently available for touring caravans under the five van licences (which doesn't require planning permission).

The cabins would measure 10.9m long x 6.4m deep at one end and 7.6m at the other end. They would be built into slightly uneven ground level and the height to the eaves from ground level would vary from 2.8m to 3.8m with a ridge height of between 5.4m and 6m. The cabins would be clad in horizontal timber boarding with a clay pantile pitched roof. Each cabin would provide two double bedrooms, bathroom and open plan lounge/dining/kitchen area. The existing gravelled area would be grassed and it is proposed to plant semi-mature trees along the roadside boundary.

Main Issues**Policy Context**

The relevant NYM Local Development Framework policies are Core Policy A and Development Policy 16.

Core Policy A of the Local Development Framework seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not have an unacceptable impact on the wider landscape.

Development Policy 16 seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

Application No: NYM/2014/0151/FL

Impact on Landscape

The site is on the edge of the settlement of Ruswarp and is visually prominent from public vantage points and the river. Views into the upper part of the site where the static caravans are located are screened by woodland, but the existing hardstanding is not screened. The existing and proposed boundary planting is not considered to be sufficient to provide adequate screening for the proposed cabins which is the key policy objective of Development Policy 16. The structures would be clearly visible in the wider landscape and due to their visual isolation from other development; it is considered that such sporadic development would harm the character of this part of the National Park. It is also considered that the siting of the proposed cabins would make the presence of this static caravan site more visually intrusive. For over fifty years the Authority has sought to balance the provision of visitor accommodation with retaining the high landscape character of the area and refuse visually harmful new caravan and chalet developments. This is still the case and Members are advised to robustly reject this form of harmful development.

Although the site is currently used by touring caravans as an exempted five van certificated site, this does not have the same continuous impact on the landscape as the proposed cabin development, which would be in place permanently.

Access and Parking

No comments have been received from the Highway Authority, but the proposed development would be accessed by the existing access to the existing static van site and no alterations are proposed.

Contribution to Management Plan Objectives

The development would have a detrimental impact on the landscape character of the National Park contrary to Policy E3 of the National Park Management Plan.

Recommendation

It is not considered that the proposal can be satisfactorily accommodated within the landscape without resulting in an adverse visual impact on the character and appearance of this part of the National Park by reason of the visibility of the cabins and increase in sporadic development. The proposal would therefore conflict with National Park purposes, and is not considered to comply with Core Policy A and Development Policy 16 of the NYM Local Development Framework and as such, refusal is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

1-15



Caroline Bell

From: Planning
Sent: 16 July 2014 23:13
To: Planning
Subject: Comments on NYM/2014/0151/FL - Case Officer Mrs H Saunders - Received from Mrs Rosemary Stainthorpe at Sneaton Parish Council, 3 White Cottages, Sneaton, Whitby, North Yorkshire, YO22 5HS

Sneaton Parish Council
Comments

This application is for 2 permanent holiday houses not for two new chalets on an existing camp site. This does not conform to the development policy 16.

The houses extend the village of Ruswarp into building in open countryside.

The site from the west street scene is clearly visible from the road side, not conforming with policy 16 / 8.27

The access road to the site is frequently flooded, just last year having bad floods.

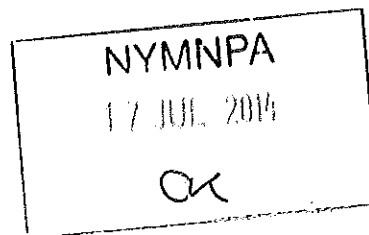
Replacing six caravans with two holiday houses will not generate anymore tourism to the local area.

The plan drawings look like log cabins, when in fact they are constructed from gritstone and pantiles roofing. It is important that we are able to see a more realistic plan of the finished buildings in their natural surroundings.

Sneaton Parish Council object to this application

Comments made by Mrs Rosemary Stainthorpe of Sneaton Parish Council, 3 White Cottages, Sneaton, Whitby, North Yorkshire, YO22 5HS
Phone Preferred
Method of Contact is Post

Comment Type is Comment



15
Caroline Bell

From: Virginia Ramsey
Sent: 03 July 2014 11:42
To: Planning
Subject: Responses to applications from Hawsker cum Stainsacre Parish Council

NYM/2014/0406/FL Application in respect of creation of hardstanding for motore homes at Whitby Holiday Park, Whitby.

The Parish Council supports this application because it tidies up the area and provides facilities not otherwise provided in Whitby. Concerns were expressed with regard to there not being enough provision for parking.

NYM/2014/0390/FL Application in respect of extension to existing porch with french doors and balcony above together with enlargement of 1 no. window at Valley View, Golden Grove, Whitby.

The Parish Council supports this application because it will be an improvement to the property.

NYM/2014/0344/FL Application in respect of change of use of and extension to workshop to form a local occupancy dwelling at Paddock Workshop, Hawsker Lane, Low Laithers.

The Parish Council supports this application because it is a local occupancy dwelling.

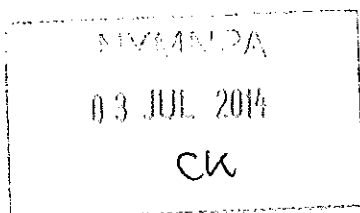
NYM/2014/0151/FL Application in respect of siting 2 no. holiday units with associated amenity space at Shawn Rigg Caravan Park Glen Esk Road, Ruswarp. The Parish Council supports this application with the understanding that these units are for holiday use only and that the 11 month rule applies.

NYM/2014/0353/FL Application in respect of variation 4 of planning approval NYM/2006/0491/CU to allow for local occupancy letting at Hall Cottage/Calf Cottage (Annexe) Hall Farm, Low Hawsker.

The Parish Council supports this application because it it a local occupancy letting.

Virginia Ramsey
(Parish Clerk)

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Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2014/128995/01-L01
Your ref: NYM/2014/0151/FL
Date: 07 July 2014

Dear Mrs Saunders

**SITING OF 2 NO. HOLIDAY UNITS WITH ASSOCIATED AMENITY SPACE
SHAWN RIGGS CARAVAN PARK GLEN ESK ROAD RUSWARP**

Thank you for consulting us on the above application. We have assessed the application and have **no objection** to the development however would like to make the following comments.

07 JUL 2014

CK

Flood Risk

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment by Alan Wood & Partners, dated May 2014, Ref:35571 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Alan Wood & Partners, dated May 2014, Ref:35571 and the following mitigation measures detailed within the FRA:

- 1. Provision of compensatory flood storage in the form of voids as described within the FRA, such that there is no loss of flood storage*
- 2. Finished floor levels are set no lower than 5.33m above Ordnance Datum (AOD).*
- 3. All the mitigation measures described in Section 6 of the FRA are incorporated into the development.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

Cont/d..



YorkshireWater

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

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Fax:

E-mai

Your Ref: NYM/2014/0151/FL
Our Ref: Q010953

For telephone enquiries ring:
Jim McGlade on

7th July 2014

Dear Sir/Madam,

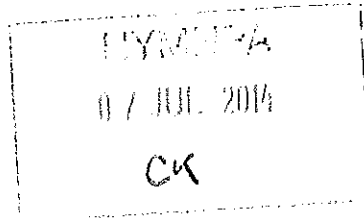
Shawn Riggs Caravan Park Glen Esk Road Ruswarp - Siting of 2 holiday units with associated amenity space

Application details have been checked on the website -

Based on the information submitted, no comments are required from Yorkshire Water (foul connected to existing sewer system, with surface water to existing watercourse, confirmed in flood risk assessment report).

Yours faithfully

Jim McGlade
Technical Assistant



**Planning Notice
Planning (Listed Buildings and Conservation
Areas) Act 1990**

Reference: NYM/2013/0661/FL

Mr Nigel Sutterby, Gormenghast, Shell Hill, Robin
Hoods Bay

Erection of replacement fence (retrospective)

The application site is considered to affect the
character or appearance of Robin Hoods Bay
Conservation Area. The development affects the
setting of a Listed Building.

Reference: NYM/2014/0385/LB

Mr Joe Donocik, Aunty Pats Cottage, Church
Street, Staithe

Listed Building consent for replacement of 3 no
windows to gable

The application site is considered to affect the
character or appearance of Staithe Conservation
Area

The building concerned is a Listed Building.

Reference: NYM/2014/0395/FL

Mr & Mrs Mark Tarrant, 2 High Street, Castleton

Enlargement of dwelling consisting of alterations
to rear roof slope including balcony and access
to first floor together with installation of 1 no.
rooflight to front elevation

The application site is considered to affect the
character or appearance of Castleton
Conservation Area

**Town and Country Planning (Development
Management Procedure)**

Order 2010 Notice Under Article 13

Reference: NYM/2014/0151/FL

Mrs Jean Fergus, Shawn Riggs Caravan Park,
Glen Esk Road, Ruswarp

Siting of 2 no. holiday units with associated
amenity space

It is considered that the proposed development
does not accord with the provisions of the
development plan in force in the area in which the
land to which the application relates is situated.

Reference: NYM/2014/0406/FL

Normanhurst Enterprises Ltd, Whitby Holiday
Park, Whitby

Creation of hardstanding for motorhomes

The proposed development is considered to
affect a Public Right of Way.

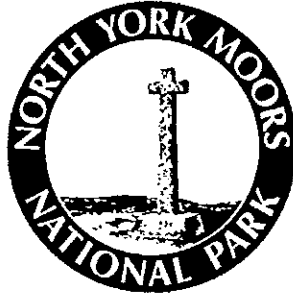
The application(s) may be inspected at the
National Park Offices, by appointment or on the
Authority's website www.northyorkmoors.org.uk.
Comments on the application(s) should be sent
via email, post or submitted using the online form
within 21 days of the date of this advertisement,
quoting the application reference number.

**Mr C M France, North York Moors National
Park Authority, The Old Vicarage, Bondgate,
Helmsley, York, YO62 5BP
tel: 01439 772700**

email: planning@northyorkmoors.org.uk

Date of Notice: 4 July 2014

04/07/14
WQ



Planning Notice

Town and Country Planning (Development Management Procedure) Order 2010 Notice Under Article 13

Application Number NYM/2014/0151/FL

Applicant Mrs Jean Fergus

Site Address Shawn Riggs Caravan Park Glen Esk Road Ruswarp

Proposal Siting of 2 no. holiday units with associated amenity space

Other Information It is considered that the proposed development does not accord with the provisions of the development plan in force in the area which the land to which the application relates is situated.

Members of the public may inspect the application(s), including plans at the National Park Offices during normal office hours by appointment or on the Authority's website www.northyorkmoors.org.uk. You are advised to inspect the plans carefully to assess any impact on you as the description can only cover the main parts of the development. Any comments on the application(s) should be sent to the address below within 21 days of the date of this advertisement, quoting the application reference number. Comments may also be submitted using the online form on the Authority's website. If you have any queries on the application(s) please contact the National Park Office.

Under the provisions of the Freedom of Information, Access to Information and Environmental Information Acts any comments received are available for public inspection. They will also be forwarded to the Secretary of State for Communities and Local Government in the event of an appeal. The Authority can therefore not accept comments marked as confidential as valid objections and any such comments will not form any part of the consideration or determination of the application.

Mr C M France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York, YO62 5BP

Date of Notice: 4 July 2014

website: www.northyorkmoors.org.uk
email: planning@northyorkmoors.org.uk
tel: 01439 772700

This notice may be removed 21 days after the above date.

Planning Notice
Town and Country Planning (Development Management Procedure)
Order 2010 Notice Under Article 13

NYM/2014/0151/FL, Mrs Jean Fergus, Shawn Riggs Caravan Park, Glen Esk Road, Ruswarp

Siting of 2 no. holiday units with associated amenity space

It is considered that the proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

The application(s) may be inspected at the National Park Offices, by appointment or on the Authority's website www.northyorkmoors.org.uk. Comments on the application(s) should be sent via email, post or submitted using the online form within 21 days of the date of this advertisement, quoting the application reference number.

Mr C M France, North York Moors National Park Authority
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Date of Notice: 4 July 2014