

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-cum-Stainsacre	App Num. NYM/2011/0506/FL
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Proposal: Use of land to form a campsite for tents and construction of an amenity block (revised scheme to NYM/2011/0108/FL)

Location: York House Caravan Park, Back Lane, High Hawsker

Applicant: Mr C Wharton, 4/6 Town Square, Billingham, TS23 2LY

Agent: England & Lyle Ltd, Gateway House, 55 Coniscliffe Road, Darlington, County Durham, DL3 7EH

Date for Decision: 29 September 2011

Grid Ref: NZ 4927355 507317

Director of Planning's Recommendation

Approval subject to the following conditions:

- 1 TL03 Standard three year commencement date
- 2 AP07 Strict accordance with plans/specifications or minor variation
- 3 GA00 No tents shall be pitched on the site between 31 October in any one year and 1 March in the succeeding year. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
- 4 GA00 No caravans (tourers or statics) shall be sited on the camping field hereby approved at any time, without the prior written consent of the Local Planning Authority.
- 5 LS02 Landscaping scheme to be implemented

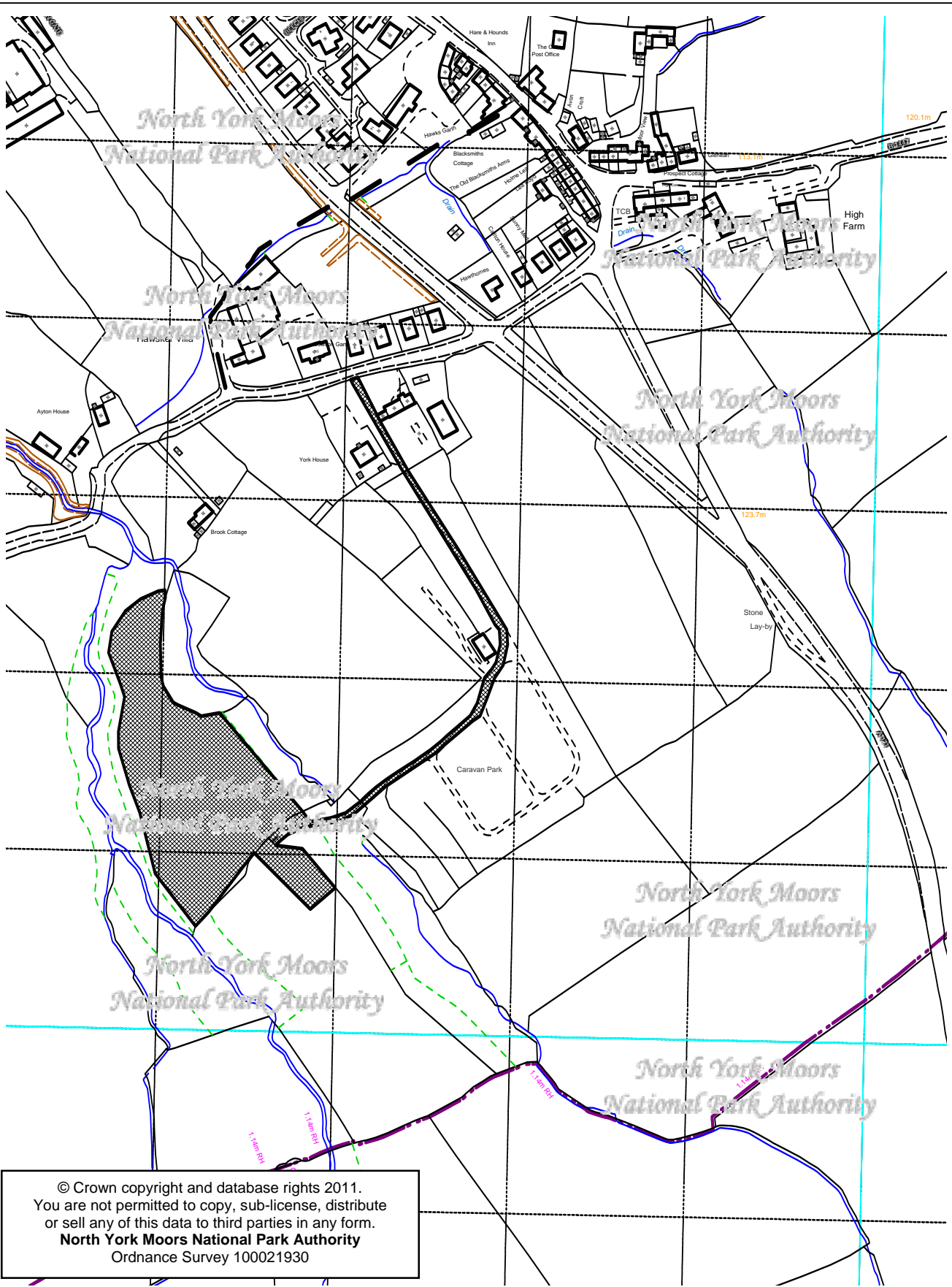
Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 & 4. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A and NYM Development Policy 14.
5. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

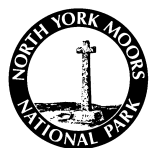
Consultations

Parish - Object as the size of the site may become an issue as there is a danger of it becoming too big and overloading the sewers. The site is also too close to the village road and caravans would be better than tents on this site.

Highways - No objections.



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Scale: 1:3000



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Yorkshire Water - With regards to water supply it is the developer's responsibility to ensure that an adequate supply can be made available. With regards to waste water, the area is remote from any public sewerage system so the application should be referred to the Environment Agency or Environmental Health.

Environmental Health Officer - Not able to comment until I have all the relevant information regarding the number of tents/caravans using the site and times of year it will be operating.

Forestry Commission -

Site Notice Expiry Date - 13 September 2011.

Background

York House Caravan Park comprises a caravan park with static's and touring caravans and tents. It is located on the eastern approach to Hawsker. On the opposite side of the road are a number of private residential properties.

Planning permission was refused in 2010 to change the use of a field to the south west of the main part of the existing caravan park to a campsite and for the construction of a timber clad and cedar shingled roof amenity block. It was proposed that the field would be used as a camp site between the months of March to October. The field had previously been used in August as a campsite under the 28 day permitted development allowances.

That application was refused primarily because the new camping field was not physically well related to the existing caravan and camping fields at the site and wasn't at all well screened by planting or trees.

A revised scheme has now been submitted, proposing the use of a smaller field to the south of the existing site, which is also situated between two belts of mature tree planting.

The proposed amenity block would be located in the north eastern corner of the field, just to the south of the field currently used by touring caravans. It would measure 18.5 metres long by 8 metres deep with highest point of the roof measuring 5.8 metres. This amenity block would provide five female showers and five male showers; five female toilets, two male toilets with five urinals, a disabled wc and baby change area, a laundry and washroom.

Additional screen planting is proposed around the amenity block.

In response to the Parish Councils' objections, the applicant's agent has stated that:

The proposal would only result in a small scale increase, with a field that is already used as a dog walking and recreational area, within the existing site being as a seasonal (March – October) campsite. The proposed amenity block is to improve facilities for the existing caravan park, as well as serve those using the proposed camping field. Furthermore there is a clear need for such facilities within the National Park and it makes to meet the majority of these needs within existing sites. In terms of drainage, a new package treatment plant is proposed. In terms of impact on the village, the site is well screened from the village road and will not be visible. The introduction of a compact camping ground in an area surrounded by mature planting will not significantly increase activity levels. Finally the site caters for the family market and does not allow large non family groups as this would create too much noise and annoy their main customer base. Therefore the proposals would not harm the quiet enjoyment of the area.

Main Issues

Policy Context

Core Policy A of the NYM Local Development Framework aims to deliver National Park purposes and encourage more sustainable developments whilst conserving and enhancing the Park's special qualities. Priority is given to development which is of a scale 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. Priority is given to providing developments in locations which are of a scale which will support the character and function of individual settlements, conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas, strengthening and diversifying the rural economy.

The NYM Local Development Framework states in Development Policy 14 that the quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where opportunities are provided to increase the visitor's awareness, understanding and enjoyment of the National Park in a manner which does not undermine its special qualities; where the development can be satisfactorily accessed from the road network or by other sustainable modes of transport and where the proposal would not generate an increased level of activity.

Caravan sites are also considered under Development Policy 16 of the NYM Local Development Framework. This policy covers proposals for the provision of small scale new, caravan, camping and chalet sites or the expansion of existing sites and states that they will only be permitted where 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. The site should be physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation. The site should be in close proximity to the road network (categories 1, 2 or 3) and the proposal should not result in an increase in traffic generation that would be harmful to the character of the area or highway safety. The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity should not adversely affect the special qualities of the National Park, including the peace and tranquillity of more remote locations.

Material Considerations

The site is related to an existing caravan and camping site with manager's accommodation and adjacent to the main road network (A171). The proposed site is well related to the existing site and whilst not in an area of established woodland, is well screened from wider views by substantial tree planting. As the proposal relates to an existing tourism facility and the expansion would be within the visual limits of the existing site the proposal is considered to be in accordance with Development Policy 14.

The proposal is also considered to be in accordance with Development Policy 16 as the site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation and is in close proximity to the road network. Furthermore, the revised site is located between two large belts of mature tree planting which prevent views into the site thus the proposal accords with the objectives of the policy rather than accord with the policy fully.

The proposed site is some distance from residential properties, other than one (Brook Cottage, 40 metres at closest point of dwelling to campsite), and would be physically screened from the properties in the village. That property is currently some 60 metres at its closest to the existing campsite and it is not considered that the use of this field for tents for eight months of the year would result in the introduction of significant additional harm to the occupiers of Brook Cottage or other properties in the locality. The proposal would therefore be unlikely to have a detrimental impact on the amenities of nearby residential properties.

Design and Materials

The proposed amenity block would be of contemporary design and of timber construction. It is considered that this form of development would be appropriate on this partly wooded site and would not have a detrimental impact on the character of the area.

Public Right of Way

A footpath runs some distance to the west of the site but would be unaffected by the proposal.

Access and Parking

Access to the site would remain unchanged and the Highways Authority have raised no objections to the scheme. In terms of additional parking requirements, it is usual for cars to be parked adjacent to the owner's tents within the camping field.

Drainage

The applicants are proposing to install a new package treatment works and have also provided Environmental Health with the information they required. It is hoped that Environmental Health will have provided further comments prior to the Meeting.

Recommendation

In view of the above considerations it is considered that the scheme would not harm the objectives of adopted policies and would not have a detrimental impact on the amenities of occupier's of nearby properties, or the character of the area.

Reason for Approval

The proposed development is closely related to the road network and an existing caravan park business. Furthermore, it would not be visually prominent in the immediate or wider landscape and nor would it be likely to have a detrimental impact on the amenities of the occupiers of nearby properties, by reason of noise and disturbance. The proposal is therefore considered to be in accordance with Core Policy A and Development Policies 14 and 16 of the NYM Local Development Framework.