

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To Mr Kieran Robinson
c/o Studio Stead
Barclays Bank House
Baxtergate
Whitby
North Yorkshire YO21 1BW

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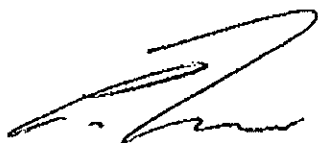
The above named Authority being the Planning Authority for the purposes of your application registered 22 November 2012, in respect of proposed development for the purposes of **variation of conditions 2, 5 & 7 of planning approval NYM/2011/0111/FL to allow the repositioning of lodges and gas storage tank, extension of opening times together with siting of storage boxes to rear of caravans at Ladycross Plantation Caravan Park, Egton** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before 04 August 2014.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Letter and plans		8 July 2011
Plan	058 02	22 November 2012
Plan	033/04	22 November 2012
E Mail		14 January 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The holiday units hereby permitted shall form and remain part of the Ladycross Plantation Caravan Park planning unit managed by the occupiers of the main house on the site.
4. The caravans and timber lodges hereby approved shall only be occupied in accordance with the following criteria:
 - (i) the caravans and timber lodges are occupied for holiday purposes only;
 - (ii) the caravans and timber lodges shall not be occupied as a person's sole, or main place of residence;
 - (iii) the site operator shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and timber lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
5. The caravans and timber lodges shall not be occupied at all between the 14 January and 10 February inclusive.
6. The site shall not be used for more than ten Static Caravans and the remaining numbers should be made up from 41 timber lodges, 124 Touring/Seasonal Caravans, nine motor homes and five camping pods. The total numbers of both touring/seasonal caravans, static caravans, timber lodges and camping pods on the site shall not exceed 190.

Continued/Conditions



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Mr C M France
Director of Planning

Date: 17 JAN 2013

DecisionApproveAgent

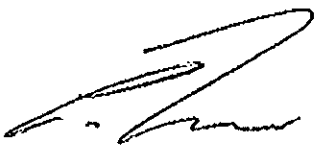
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Conditions (Continued)

7. No fences, buildings or ancillary structures, with the exception of the approved storage boxes, shall be erected on the pitches or in the surrounding area without the further granting of planning permission.
8. The existing woodland between the boundaries of the site and the development shall be retained and managed by the owners and operators of the caravan site, so as to allow natural regeneration.
9. No external lighting shall be installed on the site and within the extension to the site hereby approved until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
10. No work shall commence to clear trees and the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats or other protected species at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat or badger presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.
11. No work shall commence on the siting of any storage box until details of the finish of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The storage boxes shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. Only one of the timber lodges hereby approved shall have more than three bedrooms, the remainder shall have no more than three bedrooms, unless otherwise agreed in writing by the Local Planning Authority.
13. The road surfaces within the application site shall be constructed using the "Cell Web" system as described in the information submitted in support of the application NYM/2011/0111/FL received on 3 May 2011.

Informative(s)

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details; Natural England, Government Team (West), Government Buildings, Otley Road, Leeds, LS16 5QT, Tel: 0300 060 4230. Further information is also available from the Bat Conservation Trust national helpline on 0845 1300 228.



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Continued/Reasons for Conditions

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Town and Country Planning Act 1990

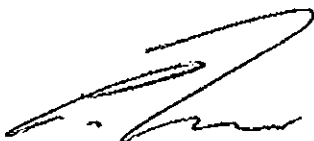
Continuation of Decision No. NYM/2012/0785/FL

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Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended and to ensure that the development commences before the expiration of planning approval NYM/2011/01111/FL dated 4 August 2011.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In the interest of providing a range of type of accommodation to visitors to the National Park in accordance with NYM Core Policy A.
- 4 & 5. 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.
6. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seeks to safeguard public amenity.
7. 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.
8. In order to comply with the provisions of NYM Development Policy 16 which seeks to ensure that the expansion of caravans are located within an area of well established woodland where arrangements for the maintenance of this in perpetuity can be demonstrated.
9. 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 13.
10. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with NYM (insert policy).
11. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
12. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
13. The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Core Policy C.

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



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Director of Planning

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Continuation of Decision No. NYM/2012/0785/FL

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 recommended changes to the proposal including the variation of the operating times to accord with other caravan sites within the National Park, so as to deliver sustainable development.

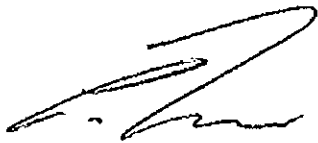
Development Plan Policies Relevant to the Decision

Local Development Framework

CPA – Delivering National Park Purposes and Sustainable Development
DP16 – Chalet and Camping

Reason for Approval

The site is located within an area of woodland which is well established and the proposed changes to the layout and site facilities and the extension of the operating times can be accommodated without harming the Park's special qualities in this respect the proposals are considered to accord with the requirements of Development Policy 16 and Core Policy A of the NYM Local Development Framework.



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Director of Planning

17 JAN 2013
Date