

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2013/0091/FL
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Proposal: Use of land for the siting of 4 no. camping pods to replace existing tent pitches

Location: Middlewood Farm, Fylingthorpe

Applicant: Mr Peter Beeforth, Middlewood Farm Holiday Park, Fylingthorpe, Whitby, North Yorkshire, YO22 4UF

Agent: Edwards and Partners, fao: Mr Peter Lead, Friarsfield Convent Lane, South Woodchester, Stroud, Gloucestershire, GL5 5HR

Date for Decision: 18 April 2013

Grid Ref: NZ 494435 504416

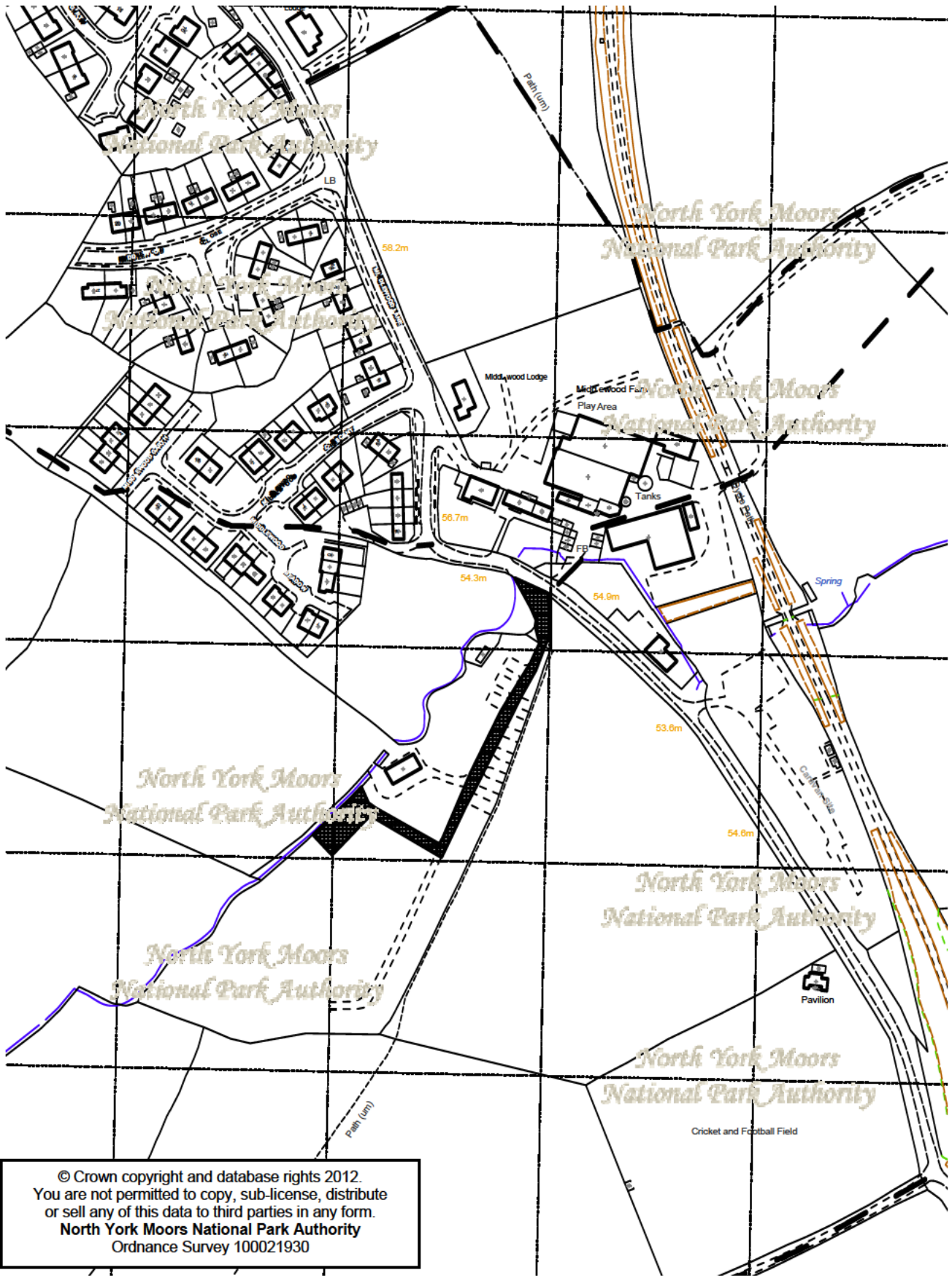
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. GACS07 External Lighting - Submit Details
4. RSUO00 The camping pods hereby approved shall not be used for residential purposes other than short term holiday letting purposes and shall not be let to the same person, group of persons or family for periods not exceeding a total of 28 days in any one calendar year.
5. MISC00 If the use of the camping pods for short term holiday lets permanently ceases, the pods shall be removed from the land within 12 months of that use ceasing and the land shall, so far as is practicable, be restored to its condition before development took place within three months of the pods being removed unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the pods been approved.

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 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 order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4. The Local Planning Authority does not consider this site suitable for a new build holiday letting dwelling but considers the site is suitable for short term holidays in this location. This will ensure compliance with Development Policy 16 of the NYM Local Development Framework.
5. 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 seek to conserve and enhance the special qualities of the NYM National Park.



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Scale: 1:2500



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Consultations

Parish - Object. The majority vote was for objection but Councillors would like to meet on site with the Case Officer to discuss the objection to the permanent structure and visual impact of the pods.

Highways - No objections. No intensification of usage.

Environmental Health Officer - No objection.

Site Notice Expiry Date - 5 April 2013.

Background

Middlewood Farm comprises a large working farm and a long established caravan and camping site situated on the northern edge of Fylingthorpe village, close to the residential areas of Middlewood Lane and Middlewood Crescent. The Grade II Listed Farmhouse and associated mix of traditional and modern large agricultural buildings are located at one side of the lane with the static caravan park (30 vans) and the caravan (20 touring pitches) and camping site (130 tent pitches) are at the opposite side of the lane extending into open countryside. Views into the farm yard and caravan sites are fairly limited from the immediately surrounding roads and lanes, however; the large, modern agricultural buildings can be seen in longer distant views from the rising Church Lane at the most northerly end of the village.

This application seeks full planning permission for the use of land for the siting of 4 no. camping pods. The pods are proposed to be sited to the north-west edge of the touring site (opposite the main farm) close to the existing toilet and shower block. The site is very open with no soft landscaping provided within the field but the site is surrounded by a substantial hedge and a section of this (in the vicinity of the proposed camping pods) was replanted three years ago which will provide additional screening.

The pods are of single storey timber design with an arched form measuring approximately 7 metres in length by 3 metres in width and have a height to ridge of 2.4 metres. They are to be located on gravel bases surrounded by grass and be finished with brown Decra tiles with a part glazed stained timber door.

The applicant's agent has supported the proposal, stating that there is demand from walkers and cyclists for affordable accommodation all year round. Occupation of caravans is permitted for 12 months whereas tenting is restricted to 8 months of the year; March to October. This application seeks to meet this demand from walkers and cyclist by proposing to replace 4 tent pitches with 4 camping pods.

Main Issues

The main issues to consider with this application are whether the proposed camping pods are proposed in an acceptable location in terms of their link with an existing business and the wider landscape.

Policy Context

The relevant NYM Local Development Framework policies are Development Policy 14 (Tourism and Recreation) and Development Policy 16 (Chalet and Camping Sites).

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Policy Context (continued)

Development Policy 14 states that the expansion or diversification of an existing tourism business will be supported where the special qualities of the Park are enhanced and conserved and are not undermined; access can be made from the key road network; the activity levels are acceptable and use will be made of an existing building.

Development Policy 16 states that with regard to new sites or expansion of existing sites, such sites should be located within established woodland; should be physically and functionally linked to an existing business; should be in close proximity to the key road network; the scale and activity should be appropriate for the location and buildings and structures should be removed if no longer required. Applications for the expansion of existing sites will also need to be well screened or involve improvements.

Landscape Impact

Officers consider that the proposed camping pods are broadly in accordance with the objectives of Development Policies 14 and 16 of the NYM Local Development Framework. The site is not within woodland but in the context of the appearance and extent of the existing caravan site the impact of the additional four pods will be minimal. There is some existing screening along the north-west boundary which has, in the last three years, being supplemented with new hedging plants. More substantial and mature species existing along the north-eastern boundary of the site which screen views into this part of the site from the little used Middlewood Lane. There is an existing timber toilet block, close to the proposed site of the pods. This building provides a useful viewpoint when considering distance views of the proposed pods.

Whilst the Parish Council's comments are recognised, Officers are of the opinion that the proposed pods would not have any additional impact above and beyond the existing touring and seasonal caravan use. The design and appearance of the pods blends with the landscape and it is anticipated that the structures, albeit of a more permanent nature, will be less visible than some large and colourful tents.

Relationship to Existing Business

The site is physically and functionally linked to the established camping and caravan site and will be managed as part of the existing business. No additional permanent residential accommodation will be required to serve the development. As the proposal is to replace four existing tent pitches with four pods, it is not anticipated that there would be any adverse effect on traffic and activity levels in the local area. The buildings could easily be removed from the site if no longer required and the site restored to its former condition.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Recommendation

Development Policy 14 supports tourism and recreation within the National Park providing the associated activity levels are compatible with the surrounding area and do not detract from the quality of life of local residents. Officers consider that this proposal would not have any adverse effect in terms of associated activity levels, landscape impact and would be managed from the existing accommodation on site. The proposal therefore accords with Development Policy 16.

The Highway Authority and Environmental Health Officer have no objections to the proposal. In view of the above, Officers recommend approval.

Reason for Approval

The Local Planning Authority considers the proposal to be an acceptable expansion of the existing caravan park business which is managed from the existing accommodation on site and served by a satisfactory road network. The proposed four camping pods will increase in the variety of tourist accommodation for visitors to this area of the National Park, and would not have a detrimental landscape impact. The proposal is therefore in accordance with Development Policies 14 and 16 of the NYM Local Development Framework.