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 Peter Beeforth
c/o Edwards and Partners
fao: Mr Peter Lead
Friarsfield Convent Lane
South Woodchester
Stroud
Gloucestershire
GL5 5HR



The above named Authority being the Planning Authority for the purposes of your application validated 21 February 2013, in respect of proposed development for the purposes of use of land for the siting of 4 no. camping pods to replace existing tent pitches at Middlewood Farm, Fylingthorpe 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 the expiration of three years from the date of this permission.
- The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- 3. No external lighting shall be installed in the development hereby permitted 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.
- 4. 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 exceeding a total of 28 days in any one calendar year.
- 5. 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.
- 6. No trees, shrubs or hedges north-west boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Mr C M France

Director of Planning

Date: 11 8 APR 2013

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0091/FL



Reason(s) for Condition(s)

- 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.
- 6. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Explanation 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.

Development Plan Policies Relevant to the Decision

Local Development Framework DP14 – Tourism and Recreation

DP16 - Chalet and Camping Site

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.

Mr C M France Director of Planning Date 1 8 APR 2013