

## North York Moors National Park Authority

<b>Scarborough Borough Council</b> <b>Parish: Hawsker-Cum-Stainsacre and Sneaton</b>	<b>App Num. NYM/2014/0151/FL</b>
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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:

- 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.

**Highways** -

**Yorkshire Water** – No comments required

**Environmental Health Officer** –

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

**Forestry Commission** -

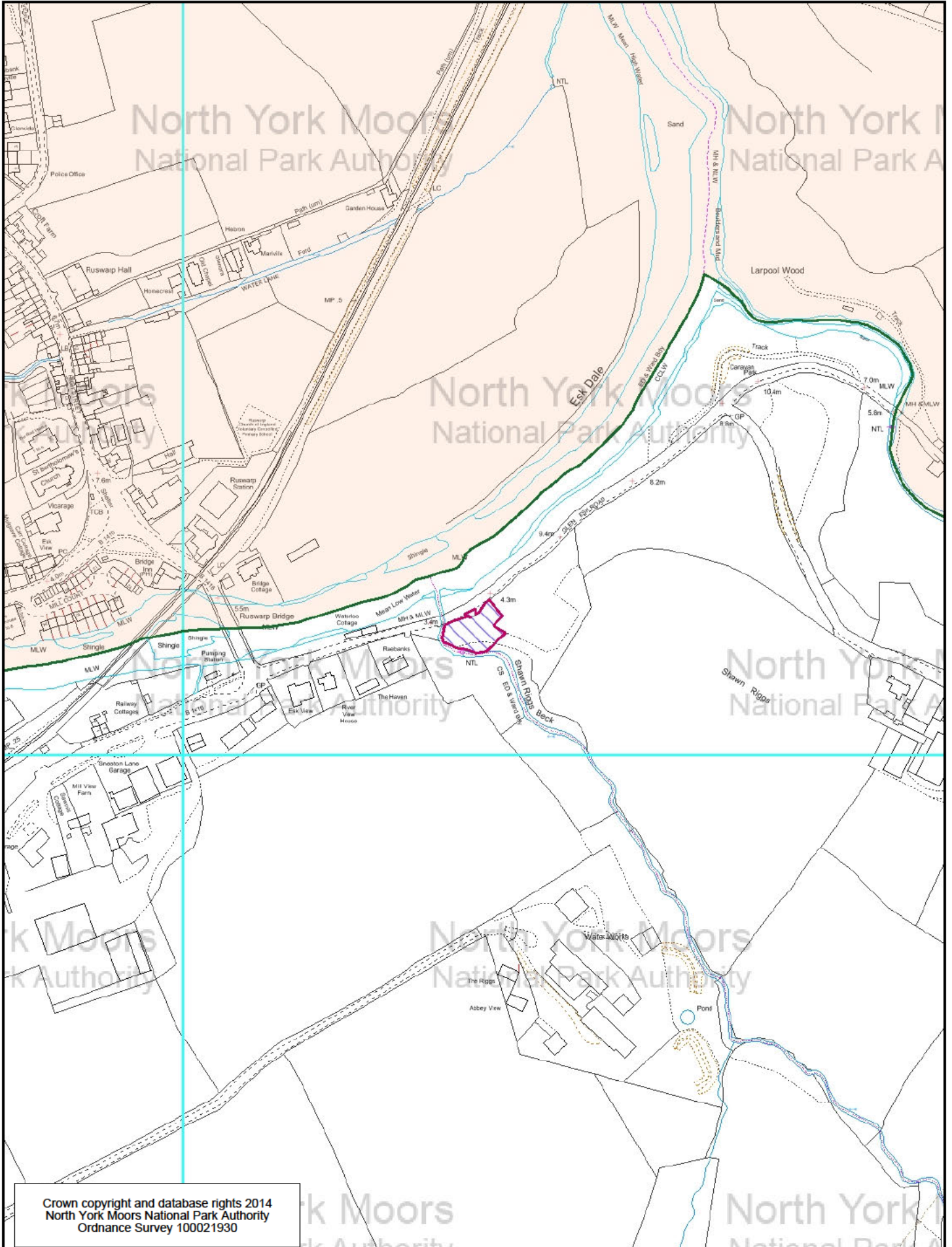
**Advertisement Expiry Date** – 25 July 2014



North York Moors National Park  
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**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.

**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.

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**Impact on Landscape (continued)**

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.