

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

Appeal By

Site Address

#### PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes  No    
*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes  No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes  No

Please explain

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes  No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes  No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes  No

#### PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes  No

5. Was a site ownership certificate submitted with the application? Yes  No

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? Yes  No

6.a. Please send a copy of the notice published

see 'Questionnaire Documents' section

6.b. Please send any representations received as a result of that notice

see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes  No

**8. Please indicate the development type for the application to which the appeal relates.**

Major Developments

Minor Developments

Other Developments

**8.c. Other Developments**

Mineral working

Change of use

Householder developments

**Is the appeal site within:**

9.a. A Green Belt?

Yes  No

9.b. An Area of Outstanding Natural Beauty?

Yes  No

10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes  No

### PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes  No

12.a. Is the site in a Conservation Area?

Yes  No

12.b. Is the site adjacent to a Conservation Area?

Yes  No

12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes  No

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

Yes  No

13.b. Would the proposed development affect the setting of a listed building?

Yes  No

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes  No

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes  No

16. Is any part of the site subject to a Tree Preservation Order?

Yes  No

Please send a plan showing the extent of the Order and any relevant details.

see 'Questionnaire Documents' section

17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?

Yes  No

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

Yes  No

- 19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes  No
- 19.b. Are any protected species likely to be affected by the proposals? Yes  No

#### PART 4

##### Environmental Impact Assessment - Schedule 1

- 20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

##### Environmental Impact Assessment - Schedule 2

- 20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No
- 20.c.i. Have you issued a screening opinion (SO) Yes  No

##### Environmental Impact Assessment - Environmental Statement (ES)

- 20.d. Has the appellant supplied an environmental statement? Yes  No

##### Environmental Impact Assessment - Publicity

- 20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies  N/A
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes  No
- Please attach copies of any comments that you have received in response.  
 see 'Questionnaire Documents' section

#### PART 5

22. Do you wish to attach your statement of case? Yes  No

##### For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes  No

##### Copies of the following documents must, if appropriate, be attached to this questionnaire

- 24.a. a copy of the letter with which you notified people about the appeal;   
 see 'Questionnaire Documents' section
- 24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;   
 see 'Questionnaire Documents' section

Deadline

09/05/2017

- 24.c. all representations received from interested parties about the original application;
- see 'Questionnaire Documents' section
- 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- see 'Questionnaire Documents' section
- see 'Questionnaire Documents' section
- 24.e. any representations received as a result of a service of a site ownership notification;
- 24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);
- You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.*
- see 'Questionnaire Documents' section
- see 'Questionnaire Documents' section

List of policies

Core Policy A and Development Policy 16

- 24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;
- 24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;
- 24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;
- In the case of emerging documents, please state what stage they have reached.*
- 24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;
- You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. This list must be submitted separately from your appeal statement.*
- 24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
- 24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;
- 24.m. your Authority's CIL charging schedule is being/has been examined;
- 24.n. your Authority's CIL charging schedule has been/is likely to be adopted;
- 24.o. any other relevant information or correspondence you consider we should know about.
- see 'Questionnaire Documents' section

**For the Mayor of London cases only**

- 25.a. Was it necessary to notify the Mayor of London about the application? Yes  No
- 25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes  No

**LPA Details**

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

NYM/2015/0885/FL

Completed by

Mrs Dawn Paton

On behalf of

North York Moors National Park Authority

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Mrs Jill Bastow

Phone no (including dialling code)

01439 772700

Email

j.bastow@northyorkmoors.org.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

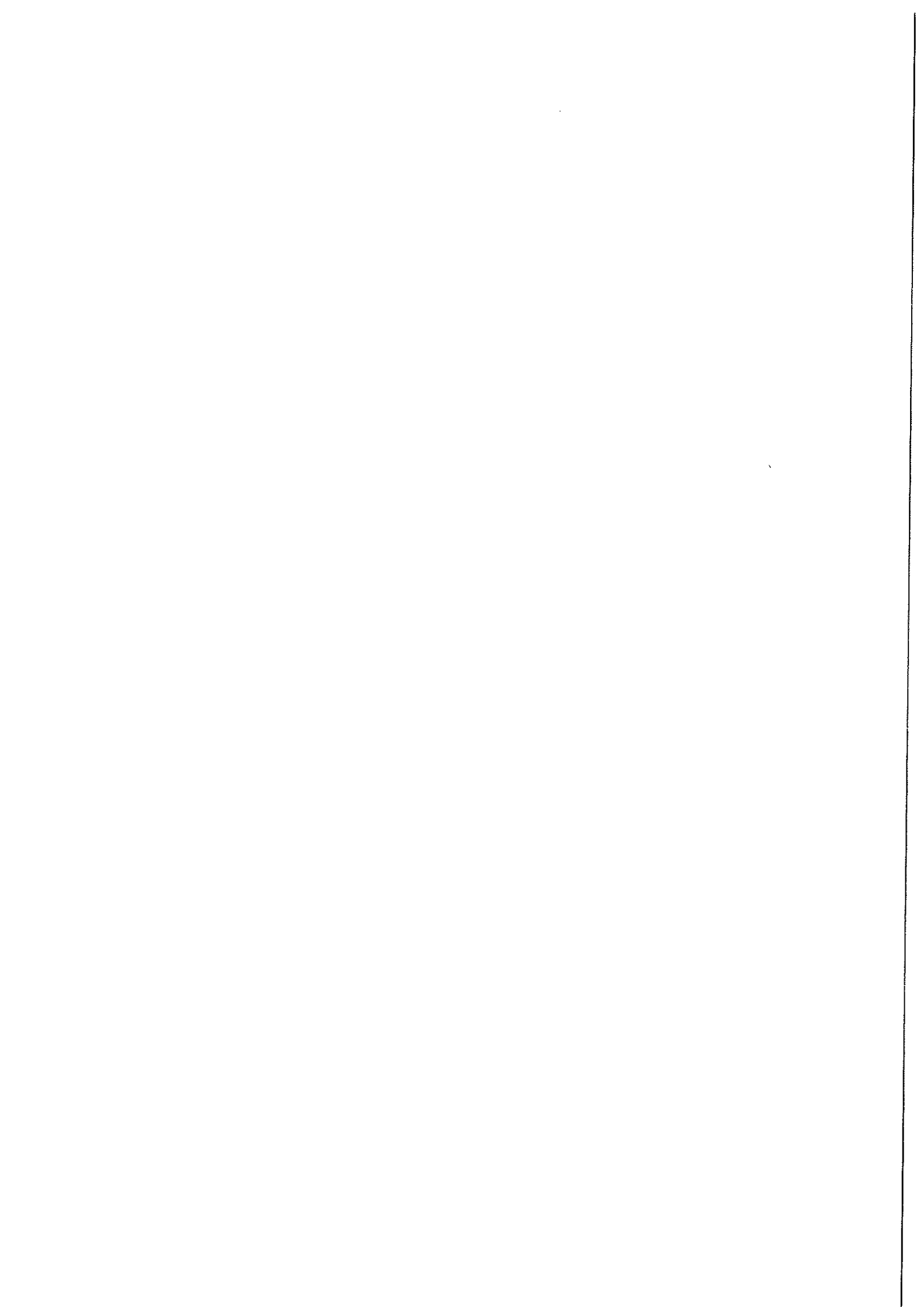
**QUESTIONNAIRE DOCUMENTS**

Appeal Reference APP/W9500/W/17/3171625

Appeal By MR KEITH DOBBIE

Site Address  
Paddock South of Wyke Lodge  
Hodgson Hill  
Staintondale**The documents listed below were uploaded with this form:**

- Relates to Section:** PART 2  
**Document Description:** 6.a. A copy of the notice published.  
**File name:** NYM2015-0885-FL Site Notice.pdf
- Relates to Section:** PART 2  
**Document Description:** 6.b. Any representations received as a result of that notice.  
**File name:** NYM2015-0885-FL Copies of neighbour letters.pdf
- Relates to Section:** PART 3  
**Document Description:** 16. A plan showing the extent of the Order and any relevant details.  
**File name:** NYM2015-0885-FL Tree Preservation Order.pdf
- Relates to Section:** PART 4  
**Document Description:** 21. Copies of any comments that you have received in response.  
**File name:** NYM2015-0885-FL Copy of front cover.pdf
- Relates to Section:** PART 5  
**Document Description:** 24.a. A copy of the letter with which you notified people about the appeal.  
**File name:** NYM2015-0885-FL Copy of letter.pdf
- Relates to Section:** PART 5  
**Document Description:** 24.b. A document containing a list of the people you notified of the appeal.  
**File name:** NYM2015-0885-FL - list of those notified.pdf
- Relates to Section:** PART 5  
**Document Description:** 24.c. Copies of all representations received from interested parties about the original application.  
**File name:** NYM2015-0885-FL Copies of neighbour letters.pdf
- Relates to Section:** PART 5  
**Document Description:** 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.  
**File name:** NYM2015-0885-FL November Committee Report.doc  
**File name:** NYM2015-0885-FL October Committee Report.doc
- Relates to Section:** PART 5  
**Document Description:** 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;  
**File name:** NYM2015-0885-FL copy of minutes.pdf
- Relates to Section:** PART 5  
**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.



**File name:** Copy of Front Cover.tif

**Relates to Section:** PART 5

**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.

**File name:** Core Policy A.doc

**File name:** Development Policy 16.doc

**Relates to Section:** PART 5

**Document Description:** 24.o. Copies of any other relevant information or correspondence you consider we should know about.

**File name:** NYM2015-0885-FL Tree Preservation Order.pdf

**File name:** NYM2015-0885-FL copy of officer letter.pdf

**File name:** NYM2015-0885-FL Amended Plans 15 November 2016.pdf

**File name:** NYM2015-0885-FL Amended plans 16 November 2016.pdf

**File name:** NYM2015-0885-FL Amended Plans 2 september 2016.pdf

**File name:** NYM2015-0885-FL Amended Plans 26 July 2016.pdf

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

**Completed by**

**Date**

**LPA**



List of people notified

Owner/Occupier  
Wyke Lodge Cottage  
Staintondale Road  
Cloughton  
Scarborough  
YO13 0AX

Dorothea Benater and Kelsall McEwen  
Hayburn Dene  
Staintondale  
Scarborough  
YO13 0AY

Patricia Richardson  
Bridge Farm  
Staintondale  
Scarborough  
YO13 0AY

Mrs K M Land  
17 Woodland Rise  
Wakefield  
WF2 9DN

Mr & Mrs J Carr  
Bridge Cottage  
Staintondale  
Scarborough  
YO13 0AY

EHO - Scarborough 1  
Commercial Regulation Manager  
Via Email: [Julie.Peirson@Scarborough.gov.uk](mailto:Julie.Peirson@Scarborough.gov.uk)

Cloughton Parish Council  
c/o Mrs J Marley  
Annan  
41 Scalby Road  
Burniston  
Scarborough, YO13 0HN

Area Traffic Manager - Scarborough  
NYCC - Area 3 Whitby  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ  
Via Email: [area3.whitby@northyorks.gov.uk](mailto:area3.whitby@northyorks.gov.uk)

Internal - Conservation  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Via Email: [conservation@northyorkmoors.org.uk](mailto:conservation@northyorkmoors.org.uk)

EHO - Scarborough 2  
Private Sector Housing Team  
Via Email:  
[PrivateSectorHousing@Scarborough.gov.uk](mailto:PrivateSectorHousing@Scarborough.gov.uk)

EHO - Scarborough 3  
Via Email: [gary.pickering@scarborough.gov.uk](mailto:gary.pickering@scarborough.gov.uk)

Forestry Commission - Regulation  
fao: Kate Hawley  
Room G34, Foss House, Kings Pool,  
1-2 Peasholme Green, York  
YO1 7PX

Scalby Ward and County Councillor  
Councillor Derek J Bastiman  
6 Hamilton Close  
Scalby  
Scarborough  
YO13 0RN

Lindhead Ward Councillor  
fao: Councillor G A Backhouse  
5 West Park Avenue  
Newby  
Scarborough  
YO12 6HH

Cloughton Parish Council  
c/o Mrs J Marley  
Annan  
41 Scalby Road  
Burniston  
Scarborough, YO13 0HN

Your ref:

Our ref: NYM/2015/0885/FL

Date: 04 May 2017

This matter is being dealt with by: Mrs J Bastow

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Land at:** paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale

**Proposed development:** change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track

**Appeal reference:** APP/W9500/W/17/ 3171625

**Appeal starting date:** 02 May 2017

**Appellant(s) name:** Mr Keith Dobbie

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority for the reasons given on the decision notice. A copy of the appeal documentation can be seen at, or obtained from, The Old Vicarage, Bondgate, Helmsley and is available to view on the Planning Explorer section of the Authority's website under the application reference number. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write direct to the Planning Inspectorate, 3M Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within five weeks of the appeal start date, quoting the appeal reference number.

Continued.....

Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.

The Planning Inspectorate will not acknowledge your letter however; they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the Planning Explorer section of the Authority's website under the application reference number and Planning Portal website [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). Guidance on the appeal process can be found on the Planning Portal website using the link set out above.

Yours faithfully

*Mark Hill*

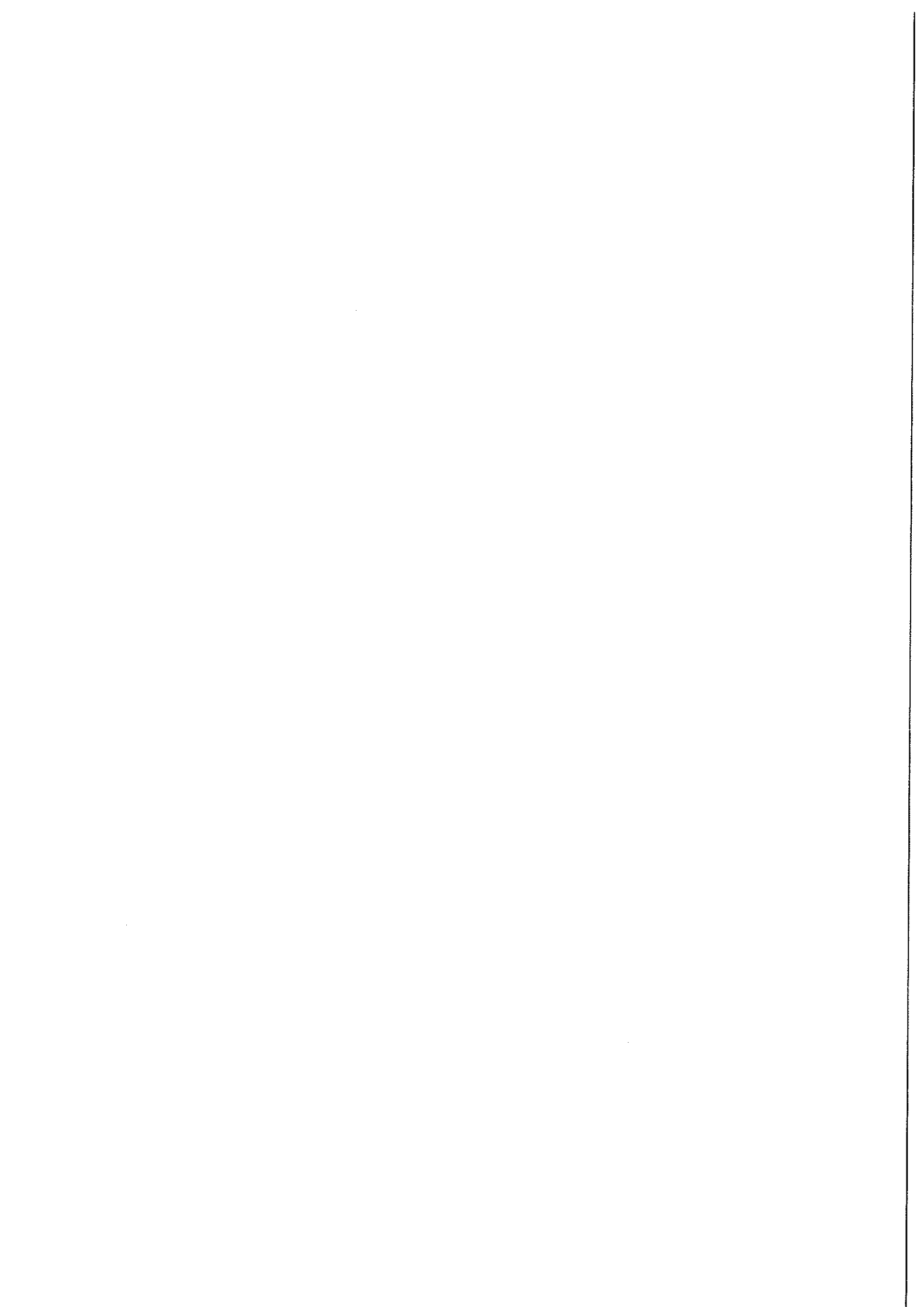
M Hill

Head of Development Management

Resolved:

- (a) That with regard to all applications listed in the report and subject to:
- (i) the amendments specified below; and
  - (ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;
- decisions be given in accordance with the Director of Planning's recommendations:

List No	Plan No and Description of Proposal
1.	<p>NYM/2015/0919/FL – Construction of 2 no. dwellings with associated access, parking, garages and amenity space at land to the south of Brookfield Cottage, Maltongate, Thornton le Dale for Mrs G Forster, Briggate Barn, Nesfield, Ikley, West Yorkshire, LS29 0BS.</p> <p><b>Decision</b>            Alison Fisher declared a personal interest in this item as she is acquainted with the agent.            Refused contrary to Officer recommendation as Members considered that the proposal of 2 no. dwellings is an overdevelopment of the site and will have a detrimental impact on neighbouring amenity contrary to Development Policy 3 and Core Policy A by virtue of their height and the additional activity associated with the development. The site layout of the dwellings with disproportionately small gardens sizes and excessive tarmac, together with the height of the dwellings, would have a detrimental impact on the Conservation Area contrary to Development Policy 4.</p>
2.	<p>NYM/2015/0467/FL – Construction of 8 no. dwellings with associated access, parking garages and landscaping works at land at Hallgarth Farm Wesgate, Thornton le Dale for A &amp; D Sturdy Ltd.</p> <p><b>Decision</b>            Alison Fisher declared a personal interest in this item as she is acquainted with the applicant.            Refused with the Director of Planning to clear the inclusion of the word 'overall' in the first sentence of the reason for refusal.</p>
3.	<p>NYM/2015/0885/FL – Change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale for Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD.</p> <p><b>Decision</b>            Consideration deferred to enable a site visit to be undertaken to fully appraise the intensification of use and impact of the development on neighbouring properties, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.</p>
4.	<p>NYM/2016/0565/FL – Variation of condition 3 of planning approval NYM/2015/0294/FL to allow the self-contained residential units of staff accommodation to be used for short term holiday accommodation at The Crown Hotel, 21 Market Place, Helmsley at The Crown Hotel Buildings Ltd fao: Mr Richard Hird c/o The Black Swan, Market Place, Helmsley, YO62 5BJ.</p> <p><b>Decision</b>            Alison Fisher and Sarah Oswald declared a personal interest in this item as they are acquainted with the agent.            Approved as recommended.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p>14 MAR 2017</p> </div>



Dated 21 March 2016

NORTH YORK MOORS NATIONAL PARK AUTHORITY  
TREE PRESERVATION ORDER 2016/1

Relating to one area of woodland to the west of Hayburn Beck between Wyke  
Lodge and Hayburn Beck Farm, Staintondale in the  
District of Scarborough in the County of North Yorkshire

Legal Services  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

Ref: PJM/EC20/

## TOWN AND COUNTRY PLANNING ACT 1990

### The North York Moors National Park Authority Woodland to West of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale

#### Tree Preservation Order 2016/1

The North York Moors National Park Authority, in exercise of the powers conferred upon it by section 198 of the Town and Country Planning Act 1990 make the following Order:-

#### Citation

1. This order may be cited as The North York Moors National Park Authority (Woodland to West of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale) Tree Preservation Order 2016/1

#### Interpretation

2.
  - (1) In this Order 'the authority' means the North York Moors National Park Authority
  - (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012

#### Effect

3.
  - (1) Subject to Article 4, this Order takes effect provisionally on the date on which it is made.
  - (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –
    - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or



- (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4.

In relation to any tree identified in the first column of the Schedule by the letter 'C', being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 21st day of March, 2016

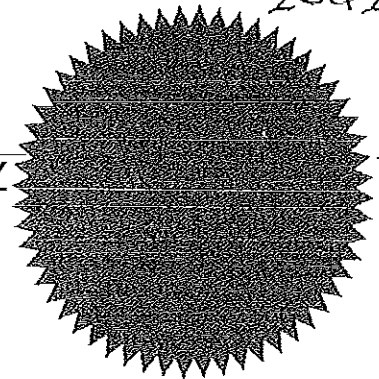
2042


THE COMMON SEAL of

THE NORTH YORK MOORS NATIONAL PARK AUTHORITY

was hereunto affixed

in the presence of:-



 (RICHARD SMITH)  
Authorised Signatory

SCHEDULE

Trees in woodland to the west of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale

TREES SPECIFIED INDIVIDUALLY

None

TREES SPECIFIED BY REFERENCES TO AN AREA

None

GROUPS OF TREES

None

WOODLAND

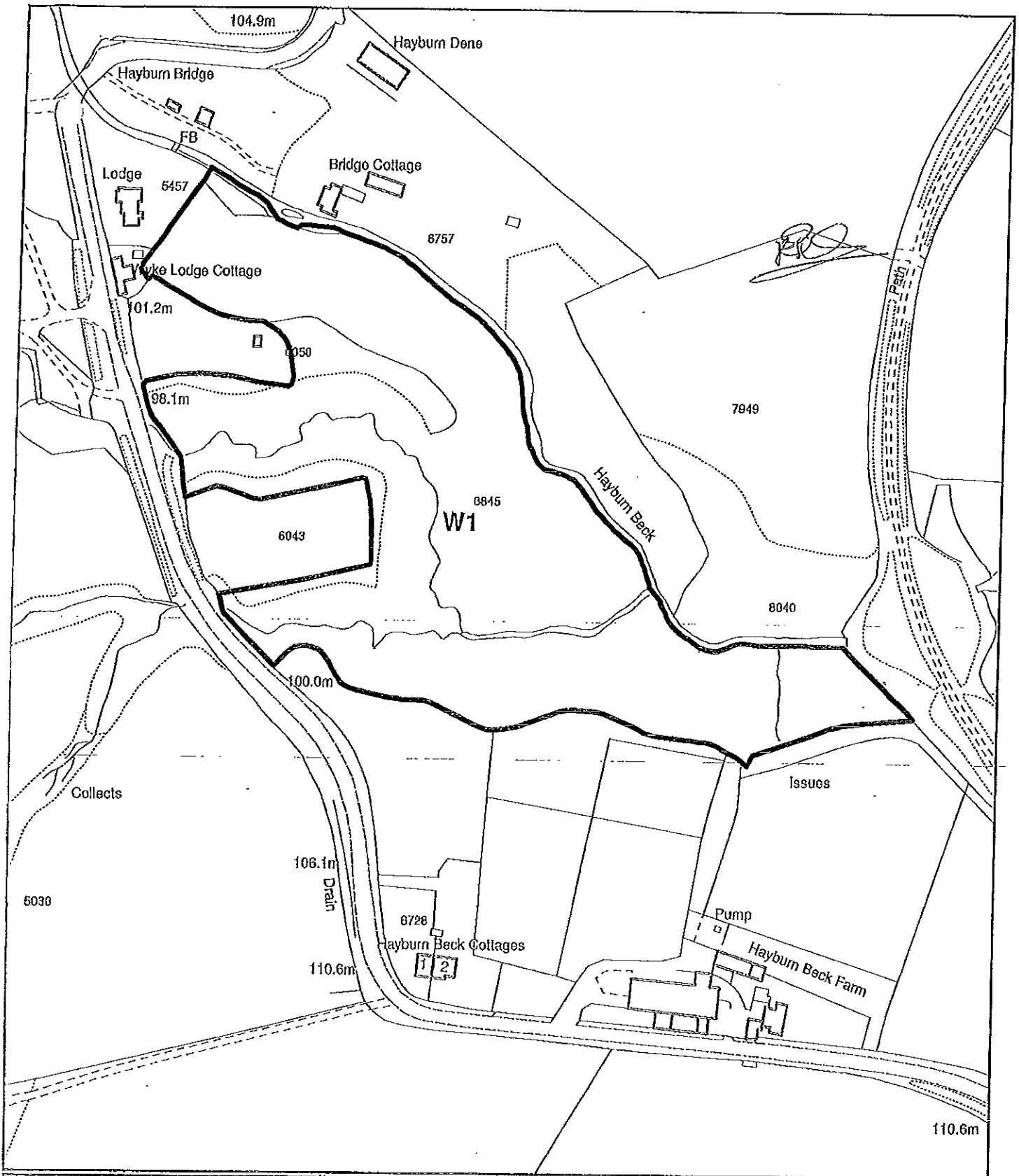
W1

Description

Mixed woodland made up of various species, including amongst others, oak, ash, holly and sycamore.

Situation

The area of woodland is situated on land to the west of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale. To the west the wood is bounded by the Cloughton to Ravenscar Road. It is located in Ordnance Survey 1 Km grid square SE 99 97.



A. Wilson  
 Chief Executive  
 (National Park Officer)  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 York  
 YO62 5BP

**North York Moors  
 National Park Authority**

**TREE PRESERVATION  
 ORDER.**

No. 2016/1

Chief Executive  
 (National Park  
 Officer)

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 or sell any of this data to third parties in any form.  
 North York Moors National Park Authority  
 Ordnance Survey 100021930

1. 2. 3.  
4. 5. 6.  
( )

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**North York Moors  
National Park Authority**

Case Officer: .....

Application No: **2015/0885/A**

**PROPOSED DEVELOPMENT**

Parish: **Cloughton 4/24**  
Applicant: **Mr Keith Dobbie**

Development: **CHANGE OF USE OF LAND FROM THE SITING OF A TOURING CARAVAN TO THE SITING OF A LOG CABIN/MOBILE UNIT FOR HOLIDAY USE ALONG WITH ERECTION OF STOLE AND ASSOCIATED ACCESS WORKS**  
At: **Paddock to the south of Wyke Lodge, Hodges Hill Stanborough**  
Grid Ref: **SE 499578, 697505**  
Road class: **C**

**PROCEDURE**

Date of Receipt: **30 NOV 2015**  
Date of Validation: **10 FEB 2016**

**DATE FOR DECISION: 6 April 2016**

DoE Code: **20**

Major Application: **NO**

EIA: **NO**

**CONSTRAINTS**

Flood plain: **Zone 1**  
PROW: **---**  
Conservation Area: **---**  
Listed Building: **---** Gra  
TPO/Hedgerow: **---**

Monuments: **PSR, CSAC, Section 3 Coast, SSSI, Ant Mons, Nat Trust, Article 4, RAF (1 Section 3 Woodland, Section 3 Moorland, HI Registered Common Land, Mining Hazards, Heritage Coast, Ancient Woodland, Dev't lov (coal referral), Dev't high risk (coal consultat**

**DEVELOPMENT PLAN POLICIES / SCREENING OPINION**

Relevant RSS/EU Dirs/HRA: .....

Core/Development Policies: **DPTC CPA**

NMD/Bat/Structural/Tree Survey/FRA/Ag Workers Report: **NC**

Departure: **NO**

EIA Schedule 1/Schedule 2: **NO**

Brownfield/Greenfield/Ag conversion/Non-Agr conversion: .....

More than 5 houses or 200 sqm? **NO**

*impact on*

County Matter: **NO**

If Schedule 2, is statement required: **Yes/No**

Net change to no. of dwellings: **NA**

10% Renewables: **NC**

**SITE NOTICE / ADVERTISEMENT**

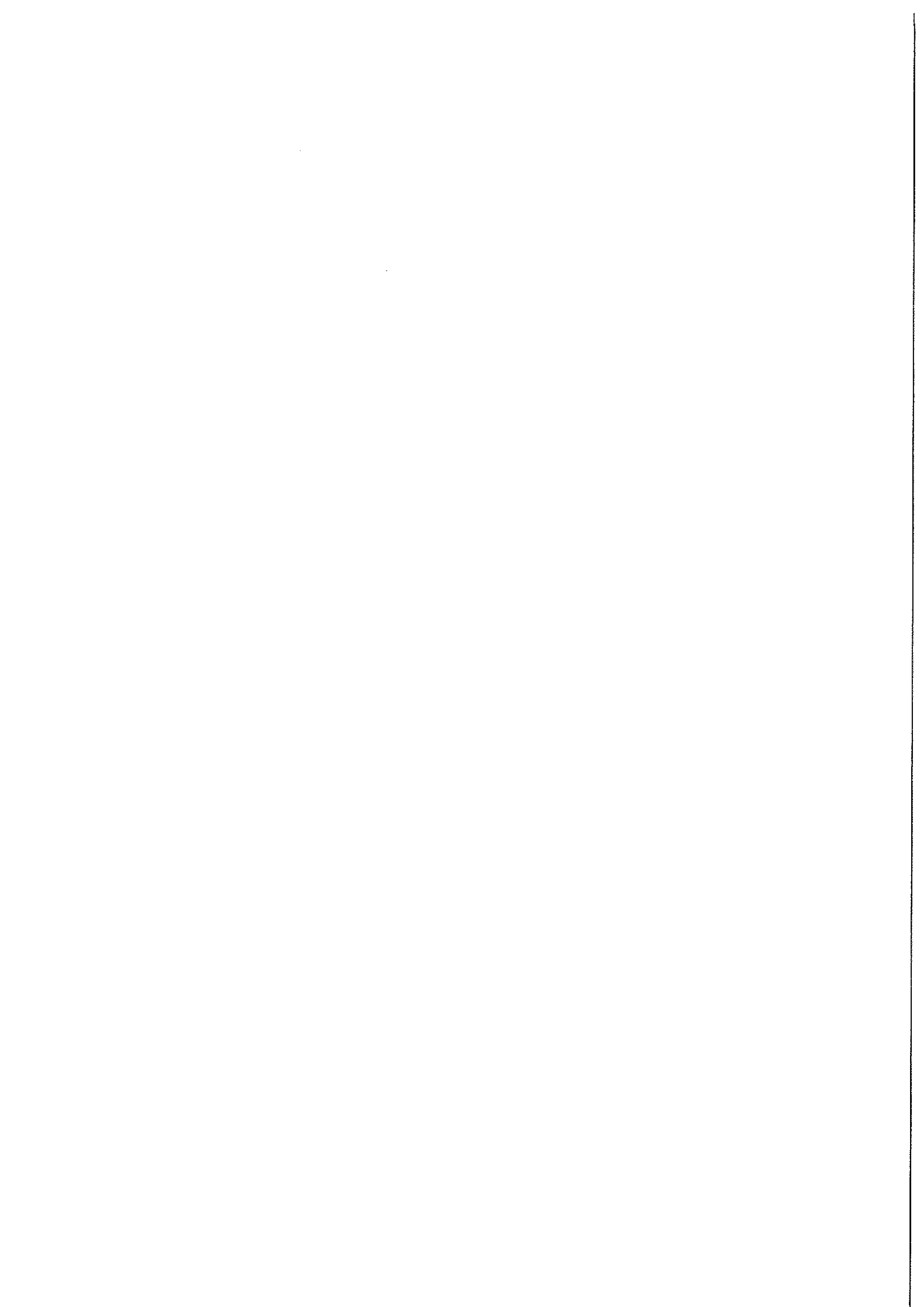
Site Notice Required:  Date Posted: **24/2/2016** Expiry Date: **16/3/2016**

Advertisement Required:  Date Posted: ..... Expiry Date: .....

**CONSULTATIONS**

District	Ward Member	Parish	Highways	EHO	EA	Water	Cons @	FC - work	Wyke Lodge Cmt	4 x 3rd Parties	Date consulted	Reply by	Re-consulted	Reply by	In the Authority's opinion development - affect the appearance of a Conserv
											19/2/16	11/3/2016	4/8/16	25/8/16	YES NO NA
											9/2/16	24/2/16	2/2/16	9/2/16	If 'NO' give a reason why.
											9/2/16	9/2/16	9/2/16		
											19/2/16	9/2/16	4/8/16	25/8/16	- affect the setting of a List
											19/2/16	9/2/16	4/8/16	25/8/16	YES NO NA
											19/2/16	9/2/16	4/8/16	25/8/16	If 'NO' why.....
													4/8/16	25/8/16	- affect a Public Right of W
													4/8/16	25/8/16	YES NO NA
															If 'NO' why.....

**DECISION**





**Planning Notice**  
**Town and Country Planning (Development Management Procedure)**  
**Order 2015 Notice under Article 15**

**Application Number**    NYM/2015/0885/FL

**Applicant**                Mr Keith Dobbie

**Site Address**             paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale

**Proposal**                 change of use of land from the siting of a touring caravan to the siting of a log cabin/mobile unit for holiday use

Members of the public may inspect the application(s), including plans at the National Park Offices during normal office hours by appointment or on the Authority's website [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk). You are advised to inspect the plans carefully to assess any impact on you as the description can only cover the main parts of the development. Any comments on the application(s) should be sent to the address below within 21 days of the date of this advertisement, quoting the application reference number. Comments may also be submitted using the online form on the Authority's website. If you have any queries on the application(s) please contact the National Park Office.

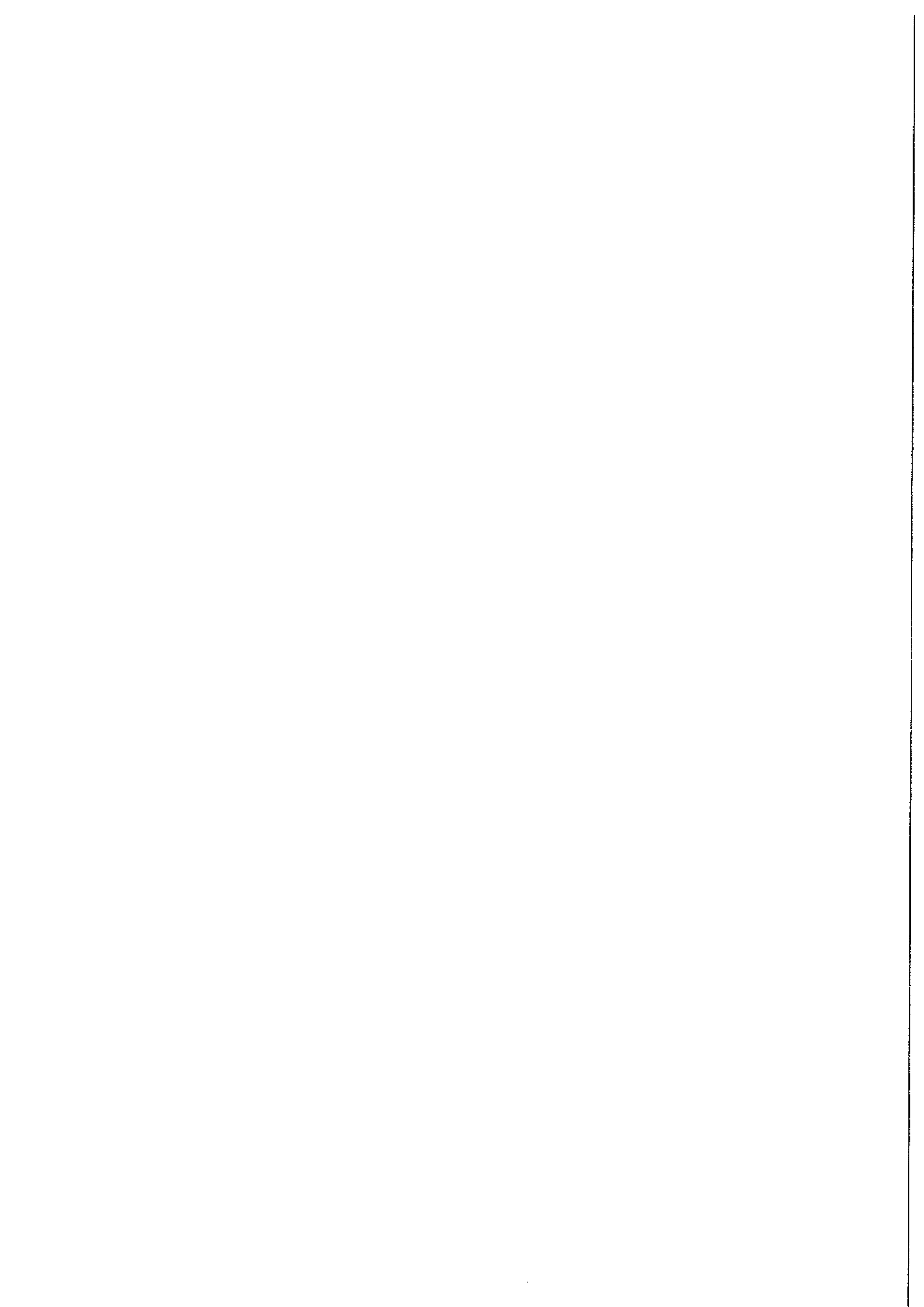
Under the provisions of the Freedom of Information, Access to Information and Environmental Information Acts any comments received are available for public inspection. They will also be forwarded to the Secretary of State for Communities and Local Government in the event of an appeal. If you do not wish your views to be treated in this way please make this clear in your reply.

Mr C M France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York, YO62 5BP

**Date of Notice:**

website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)  
email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
tel: 01439 772700

This notice may be removed 21 days after the above date.





C

Wendy Strangeway

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From:  
Sent: 19 October 2016 10:08  
To: Planning  
Subject: Planning application NYM/2015/0885/FL Ms Bastow

NYMNP  
19 OCT 2016

With reference to our telephone conversation this morning I would request that the Planning Committee consider this application at next month's meeting rather than tomorrow.

We feel that the timescale allowed to us to respond to the officer's report is inadequate to allow us a fair hearing in this matter. We received a letter notifying us of the Planning Committee meeting on Thursday 13 October and were able to access the officer's report this weekend. My husband is self-employed with work commitments obviously planned weeks ahead and I have four young children which precludes both of us from attending the meeting, should we wish to, without more notice. Furthermore, we have so many objections to and queries regarding the officer's report that the several days we have been allowed in which to comment does not give us enough time to properly and accurately research our concerns. Unlike Ms Bastow, we are not familiar with all the planning policy criteria and do not have easy access to the documentation and as such when references are made to specific policies we need more time to thoroughly review this (for example on page 4 she refers to 'Development Policy 16', which, of course, we are not familiar with).

We believe that there is very little objectivity in the officer's report and there is, and has been over the last months, a strong bias in favour of the applicant. These limited timescales we have been given to respond further serve to reinforce that.

Regards

Thea Benatar and Kelsall Mcewen

C

**Wendy Strangeway**

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**From:** Kelsall Mcewen  
**Sent:** 19 October 2016 13:12  
**To:** Planning  
**Subject:** Planning application : NYM/2015/0885/FL  
**Attachments:** With reference to application No NYM.doc

Please find attached further written comments with reference to : NYM/2015/0885/FL. For submission to the planning committee.

Regards,

Kelsall McEwen and Thea Benatar.

19 OCT 2016

With reference to application No NYM/2015/0885/FL

For the Attention of the Planning Committee



I would firstly like to draw to your attention to the fact that we had requested to have this application considered at next month's meeting to allow us a more reasonable amount of time to respond to the planning officer's document. We believe that the timescale given to us to respond to this document is inadequate considering that we are not familiar with planning policy, have restricted access to documentation and have had no advice or help from the planning department, unlike the applicant. Similarly, the notice given to us of the date of the Planning Committee Meeting precluded us from attending.

We understand that the officer's report is recommending that planning should be granted to the applicant. However, we believe that the report is unacceptably biased with little or no objectivity and with many deliberately misleading claims. For example, in the final paragraph on page 6 the officer claims to have identified 'matters of concern' and talks of 'negotiating, with the applicant, acceptable amendments to the proposal to address those concerns.' We would assert that the planning officer has taken no account of the objections raised and has negotiated no acceptable amendments. The only amendments that we are aware of are firstly to increase the site's allowed usage from 'personal use for up to 100 days per calendar year to holiday use for family and friends for up to 150 days per calendar year'. I don't believe any of those who have objected to the development have done so on the basis that the applicant was able to use it for too short a period.

The second amendment we are aware of is the increase in size of the structure. Again, we do not believe any of the objections raised were related to his proposed development being too small.

The third amendment we are aware of is to move the lodge further from the view of the road. However, there has, once again, been no complaint about the view of the lodge from the road and as such this amendment is inconsequential. The lodge will still be in full view to us from our house and garden. When listing the distance the lodge will be from neighbouring properties, the officer makes no mention of our property, despite the fact that we have objected on these grounds twice previously. The officer has made no attempt to contact us or to look at the site from our property and so I believe has no understanding of how the applicants land lies in relation to ours. We believe she is therefore not qualified to make an objective assessment. She has also not addressed the possibility of placing the proposed development in the southern part of the applicant's property that is considerably further from all existing properties and screened by woodland.

We would also like to raise issue with the officer's assertion that 'the design of lodge has been amended from a timber clad static caravan to a chalet of a high quality, contemporary design'. This is highly subjective and in our opinion, completely inaccurate. It still is a timber clad static caravan. What, in the officer's opinion, makes it anything but? The officer then goes on to assert that 'Whilst not necessarily of the local vernacular, it is considered to be more in keeping with the locality than either a flat roof caravan a wide gable Swiss style chalet'. By whom is this considered more in

19 OCT 2016

keeping? Why should either a standard static caravan or Swiss style chalet be the only other design options? We believe these are very misleading comments.

The officer also justifies the removal of hedgerow along the applicant's property as necessary in 'preparation for the delivery of the timber lodge'. This implies that the applicant has already been informed or at least verbally reassured that he will be granted planning permission, for surely 'preparation for delivery' takes place once planning has been granted, not prior to. The final paragraph on page 6 also leads us to believe that the applicant has been advised of this when the officer writes 'the Local Planning Authority has been able to grant planning permission for an acceptable proposal.' What then is the Planning Committee Meeting for?

The parish council has expressed concern over waste foul water leaching into the river. The applicant has responded that all foul water will be contained by a septic tank, and then emptied by a sludge tanker. There is some confusion here. A septic tank would soak away into the surrounding ground and river, and ideally would not need to be emptied. We believe that what the applicant may actually be referring to is a self-contained tank such as a cesspool. These do not soak away and need to be regularly emptied. The cesspool needed would have to contain an estimated 80,000 litres of wastewater per annum, based on the dwelling size and occupancy. This very substantial tank would need to be situated at a lower level than the proposed structure and as such would require extensive excavation and a large amount of permanent construction. If this is indeed 'common practice in the area' as the report asserts, then we would request that the applicant could provide us with examples of this in the locality. This highlights that neither the applicant nor the planning officer has understood the process, yet the planning officer has nonetheless lightly dismissed the very real concerns of the parish council and also points raised by ourselves in a previous letter concerning waste disposal.

The planning officer's reliance on the definition of a caravan to support her argument may or may not be accurate as we are not familiar with the Caravan Sites Act 1968. However, what it does demonstrate to me is that her argument in support of the development is based on technical loopholes rather than common sense. The act also states that 'when assembled' it should be 'physically capable of being moved by road from one place to another'. Perhaps then, on this basis, 'the caravan' should be removed from the site for the 215 days it is not in use? On page 5, paragraph 4 of the report it states that the design has changed from 'what was in effect a timber clad static caravan to a chalet of high quality'. Surely this then contravenes the aforementioned Caravan Sites Act 1968?

I would like to take this opportunity to express how disappointed we were with the quality of the planning officer's report. We had hoped that whether the officer was in favour or not of the application, that we would read an objective, enlightening and convincing report based on good arguments and compromise. This is, unfortunately, far from what we were presented with.

Thea Benatar and Kelsall McEwen.

**Wendy Strangeway**

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**From:** Kelsall Mcewen  
**Sent:** 13 November 2016 10:37  
**To:** Planning  
**Subject:** NYM/2015/0885/FL

Dear Sir/Madam.

I would like to make a short comment in reference to the site visit last month.

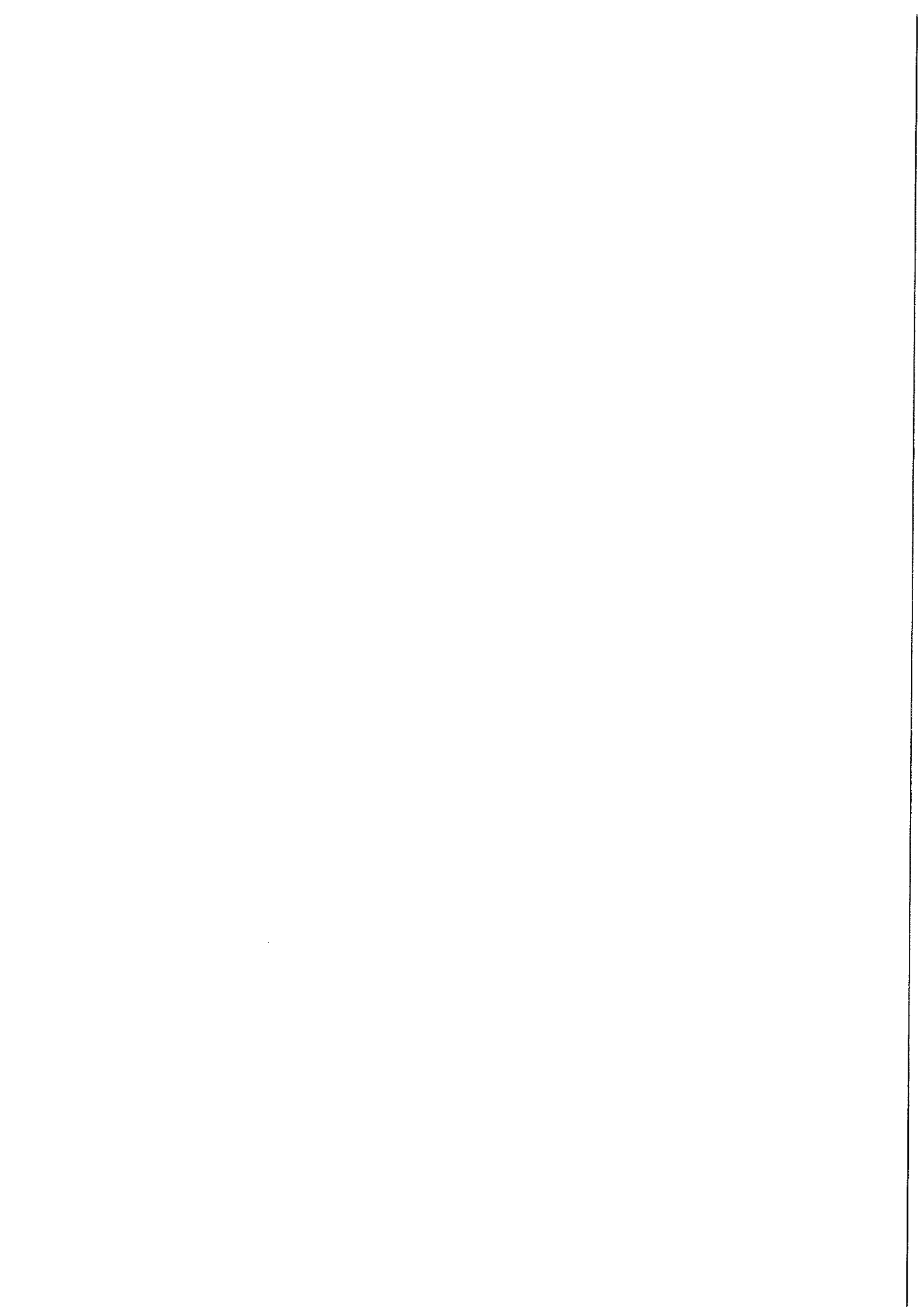
At the end of the meeting the chairman suggested that Mr Dobbie and myself have a conversation to discuss the possibility of him seeking planning permission for his development in the south paddock rather than close to the neighbouring properties.

I approached Mr Dobbie but unfortunately he refused to discuss the matter.

Regards

Kelsall McEwen.

NYM/2015/0885/FL  
14 NOV 2016  
D

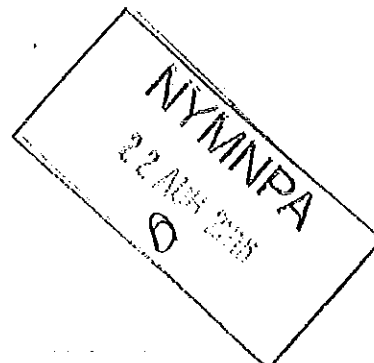


**Dawn Paton**

From:  
 Sent: 21 August 2016 15:50  
 To: Planning  
 Subject: NYM/2015/0885/FL

Kelsall McEwen and Dorothea Benatar  
 Hayburn Dene,  
 Staintondale,  
 Scarborough,  
 YO13 0AY.

20 August 2016



Dear Ms Bastow,

With reference to your letter dated 4 August 2016, we would like to raise some objections to the proposed development.

Our initial objection is the size of the proposed building. It's footprint is 76 squared metres, just about the same size as the average 4 bedroom detached house in the UK (78 squared metres). To place a building of this size on a plot with no previous development, a site valued for its unspoilt woodland and meadowland is, in our view, unacceptable.

We would also like to point out that as these structures, according to the manufacturers, have a life expectancy of at least 40 years, the applicant is effectively asking to replace a very small touring caravan with a house.

In terms of reducing the visual impact of the construction by moving this building 25 metres further into the woodland area, this may well move the project away from the road but will not reduce it's impact on any of the neighbours. That particular plot runs the length of our garden and would be in full view to us. It would also be extremely close to it's immediate neighbours, the Carrs at Bridge Cottage, an elderly couple suffering health problems who are very worried about the potential impact of the development. Mr Dobbie's assertion that the view of his house would be screened by holly, broom and hazel is of course not relevant in winter months when the predominantly deciduous nature of the trees and bushes surrounding his property allow us full view into the meadow. Furthermore, as documented in our previous letter to you, we are concerned at the rate Mr Dobbie is removing trees and shrubbery from his property and we believe that he will continue to do this.

From our point of view we would prefer any development to be sited in the south paddock where this really would minimise visibility for us, our neighbours and the community. It is a much flatter, clearer site so would reduce necessary levelling earth works and require far less removal of existing trees and shrubs.

Furthermore, a septic tank and soak-away will be required for his proposed two bathrooms. The waste from this soak away will end up in the river just below his proposed site. Repositioning to the south paddock would at least give the waste an opportunity to soak into the ground rather than the river. Connection to mains electricity and water would also be less disruptive in this location.

The sentence "We do not anticipate any further engineering works other than placing of some road stone" is worryingly vague. The applicant has a track record of opportunistic development. As soon as a TPO expires he continues felling until another one is quickly put in place. He continues to develop the site in anticipation of being granted planning permission. The whole roadside aspect is totally unrecognisable from a few months ago.

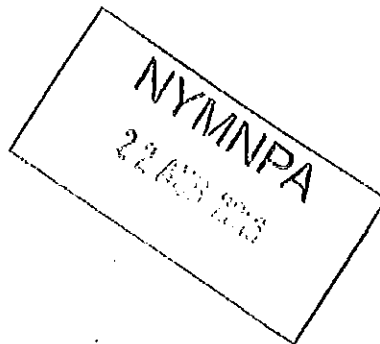
Finally, we would like to comment on his request for 150 days a year use for invited guests. This is actually more than the national average occupancy rate for holiday cottages (21 weeks or 147 days). The resultant noise and light pollution would seriously impact on the surrounding houses – particularly their closest neighbours at Bridge Cottage. We also wonder how this would be enforced.

We are also confused by a statement made that 'This site is physically and functionally linked to an existing business.' We do not understand the meaning or implications of this statement. However, we are sure that no commercial business has ever been linked to this site.

We would appreciate the opportunity for the Staintondale and Cloughton Parish Councils to discuss this matter. They meet on the 15th and 5th September respectively. We realise that the deadline for comments on this application falls before these dates but would request that an extension is granted.

Yours sincerely,

Kelsall McEwen and Thea Benatar





JNS

Bridge Farm  
Staintondale  
Scarborough  
YO13 0AY

30 MAR 2016

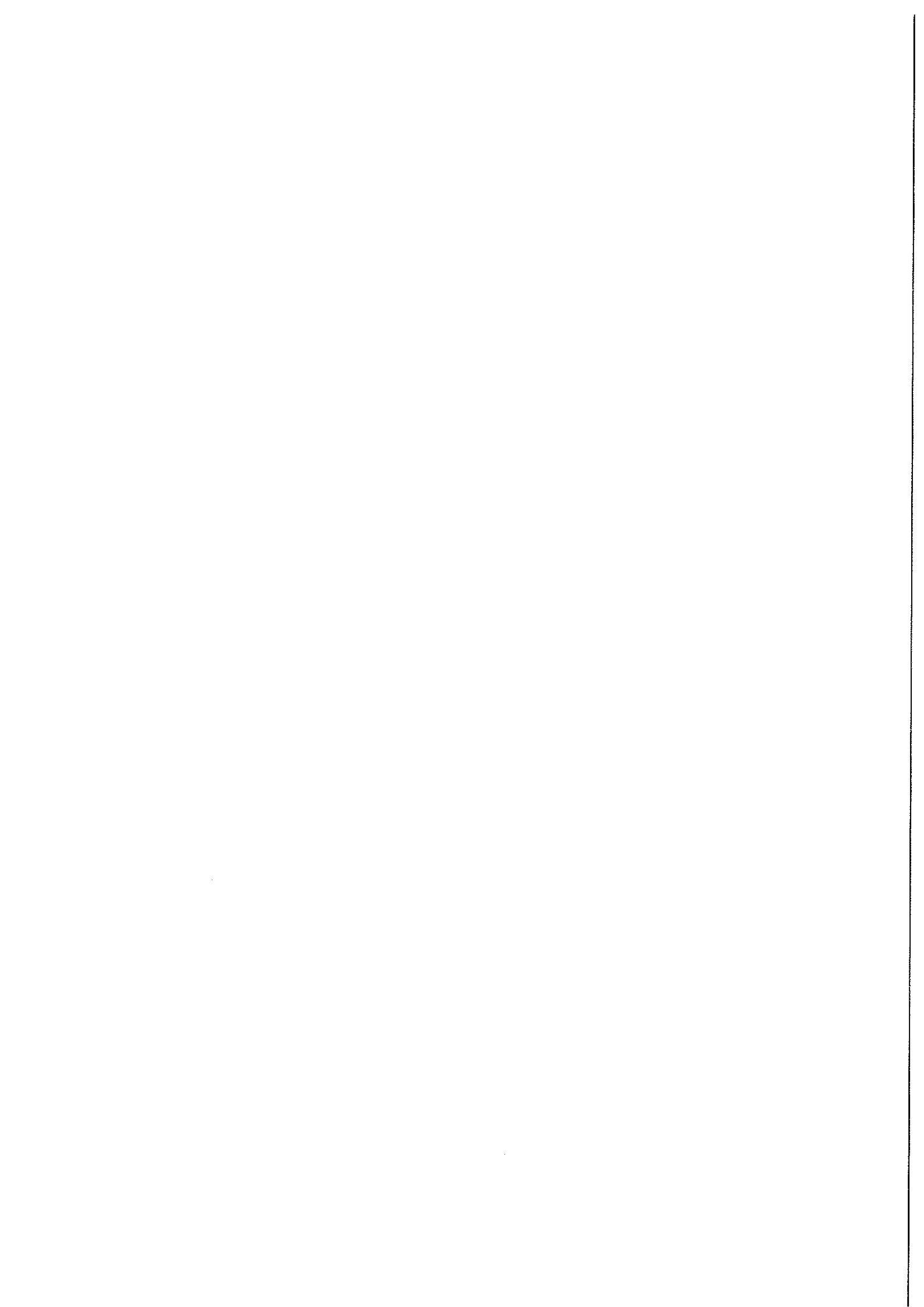
WS

27. 3. 16

Dear Mrs Baston, I am concerned on finding a recent planning application Nym/2015/FL for a log cabin in National Park & more so as I have reason to believe that the applicant's underlying intentions of a development of some considerable size, noting that already trees have been destroyed making a larger area for the Quoc website - Keith Sobbie CEO. Newly appointed Hayburn Wood Lodges Scarborough - retreats in woodland setting.

I am sure that National Park Wardens are aware of this, but need to be assured that this initial plan will be turned down.

Yours sincerely  
Patricia Richardson



JNS

Mr and Mrs J Carr  
Bridge Cottage  
Staintondale  
SCARBOROUGH  
YO13 0AY

21<sup>st</sup> March 2016

For the attention of Mrs Jill Bastow  
North York Moors National Park Authority (Planning Department)  
The Old Vicarage, Bondgate, Helmsley, York,  
North Yorkshire - YO62 5BP

Dear Mrs Bastow

22 MAR 2016  
WS

We wish to express our deep concern regarding planning application  
NYM/2015/0885/FL.

Our house is located immediately behind and below the paddock on which the proposed "log cabin" is envisaged. We have lived in our house for over 50 years and the peace, privacy, quiet and wildlife of the woodland setting are essential and valuable aspects of our home-life.

We now know that the real intentions of the owner of the paddock is to build a number of log cabins which will be let as holiday homes. He has made this intention clear in published statements on the internet and also in information he has confidentially passed on to at least one neighbouring householder.

A mechanical digger has been working for the last few weekends, gouging out the land (presumably to create level surfaces for the intended log cabins) and a tree surgeon has been taking down a number of substantial trees (we do not know whether the required felling licence has been obtained but we note that 12 more mature trees have been marked\* for felling and a tree surgeon has started work on these today). All the noise carries very clearly to our house and we can also see now – through the cleared woodland – where the intended development is to be.

We are devastated to see the hitherto untouched area of woodland, rich in wildlife including birds, badgers and deer, being destroyed. Moreover, we are already experiencing great distress from the ongoing work and we are dreadfully concerned about what will follow. We anticipate that the noise and nuisance factor, arising from the traffic of people and vehicles, will have a huge detrimental impact upon us personally and also upon our neighbours.

We cannot believe that there is a demand for yet more holiday accommodation in the Staintondale area given the high number of holiday lets that already exist (indeed, we hear there is an oversupply). We are concerned about the effect on our access road given that there is already a significant traffic flow between Staintondale and Cloughton – and we cannot see how the intended entry into and exit from the paddock can be made safe. We fear that the owner intends some kind of major alteration to the entrance to the paddock which is likely to involve the removal of hedges and banks. If this is true it will mean another piece of vandalism on what was a beautiful and untouched piece of protected land. However, regardless of any alteration that might be made the road will still remain unsafe for access at that point because it constitutes a dip between two adjacent brows. A clear view – either for drivers on the road or for drivers emerging from the paddock - will not be possible.

We ask you to give serious consideration to our concerns. We also ask that the Planning authority take note of the damage that has already been done and bear in mind the quite clear future intentions of the landowner.

Yours sincerely,

22 MAR 2013

James and Tonia Carr

\* An inspection will currently show that at least 12 mature and significantly large trees have been literally marked – that is, numbered in bright fluorescent paint – for felling. The felling of these has been started today – we cannot say how many have so far been taken down.

Mrs K M Land  
17 Woodland Rise  
Wakefield  
WF2 9DN

30<sup>th</sup> March 2016

To: Mark Hill  
Head of Development Management  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

30 MAR 2016

Ref: NYM/2015/0885/FL

Re: Objection to Application in respect of change of use of land from the siting of a touring caravan to the siting of a log cabin/mobile unit for holiday use at paddock to the south of Wyke Lodge, Hodgson Hill, Staltondale  
Grid Reference 499578 497505

I am the owner of Wyke Lodge Cottage, which is adjacent to the paddock referred to in the above application. Wyke Lodge Cottage is a holiday home and should not be confused with Wyke Lodge, which is a much larger residential property, which also lies adjacent to the proposed development site.

As such, when we visited the cottage, for the first time this year, we found the planning application notice, dated 19<sup>th</sup> February 2016 in our post box, hence the delay in putting in a formal objection.

I have several concerns, which are listed below:

1. In our experience as holiday home owners, this particular area of the National Park is saturated with cottages/holiday homes in this particular area. In the last three years we have had to make several changes and offer special prices in order to be able to rent our cottage. Another holiday let right next door to our cottage, which we market on the basis of being secluded and quiet would, we feel, be extremely detrimental to our business.
2. We have also noted that in his Planning Statement, Mr Dobbie says at point 2 that, the site is linked to an existing business and could be managed appropriately without the requirement for additional permanent residential accommodation. We are at a total loss to understand how he can support that particular statement. We, as the owners of the "existing business" have absolutely no interest or intention of managing the said log cabin for Mr Dobbie. We have never even had a conversation with Mr Dobbie other than for him to tell my husband that he had no intention of developing the site!

When the land came up for sale originally we made enquiries of the planning department regarding the possibility of someone building on the land and we were told that, only if they were resident on or close to the land could they build. We can only assume that Mr Dobbie has been given the same information, hence the misleading statement in point 2.

3. Mr Dobbie states that the site is in close proximity to the road network and the site will not result in increased traffic that would be harmful to the community. This is a very interesting statement as, we have in the past 5 or 6 years, contacted highways to ask if we could have a concealed entrance sign because the entrance to Wyke Lodge Cottage, has proven to be extremely difficult at times. The difficulties are not caused by the amount of traffic but by the fact that we are very close to a rise in the road and also approaching a sharp bend prior to a steep hill. We were told that, because we were in the National Park, all that could be done was to have slow down signs painted in the road. If Mr Dobbie's application is successful the entrance to the site will be at the opposite end of the rise in the road. Our experience is that traffic at times comes at a terrific speed (in both directions) along that particular road. We are particularly fortunate because, if we stand on the opposite side of the road to the cottage we have a clear view of traffic in both directions, which is how we drive in and out of, and it's also what we tell our guests to do, having almost come to grief ourselves when backing out of the drive. Also, just to point out that we are at the shallow end of the rise. The entrance point on the said application is in the dip and approaching a bend in the road heading back towards Scarborough. I am at a loss to understand why Mr Dobbie does not think this is a potential highways disaster.
  
4. As I am sure you will be aware, we are very concerned that, should Mr Dobbie be granted permission to build one log cabin, it will not be a very large step for him to then apply for more and, surely having already built one his case will be all the stronger.

I truly hope that this application is investigated and considered very carefully before any planning is granted.

Can I also ask that any further written communication is sent to our home address (as above) as we do not know when we will be visiting the property again in the near future.

Kind regards

Kath Land

30 MAR 2016

*Need physical address  
requested 8-3-16*

**Wendy Strangeway**

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**From:** Kelsall Mcewen  
**Sent:** 07 March 2016 21:03  
**To:** Planning  
**Subject:** NYM/2015/0885/FL

- 8 MAR 2016

Dear Mrs Bastow

We wish to express our concern regarding planning application NYM/2015/0885/FL

In the first instance, we are unclear as to the intention of the applicant. A log cabin and a static caravan are entirely different proposals. A log cabin, in turn, can come in a variety of sizes from a basic camping unit to house sized dwellings. Therefore, we would prefer to see a more detailed application, allowing us to make a more informed decision on the likely impact of the development. We also find it difficult to see how the planning office can make a decision without knowing the size or nature of the intended permanent structure.

Furthermore, we are greatly concerned by the applicant's stated intentions on his 'linkedin' profile. I quote : " Keith Dobbie, CEO at the newly appointed CEO [sic] Hayburn wood lodges, Scarborough ..... a new site development of upmarket lodge retreats in a woodland setting. "

<https://uk.linkedin.com/in/keith-dobbie-b1345b8b>

Consequently, we believe that his aim is to build numerous lodges which will have a hugely detrimental impact on us and the village of Staintondale.

From a personal perspective a development of this nature would impact on our privacy, exacerbated greatly by the number of trees he has already removed from the land in question, which has left the site exposed and has limited the applicant's potential to screen any buildings from ours and our neighbour's view. We are concerned that a quiet woodland setting with currently no permanent structures of any sort could be built on in this way.

Furthermore, from a less personal perspective, we feel that a development of this sort would be of no benefit to the local community of Staintondale. There is currently an excess of holiday accommodation in the area leaving many of the current inhabitants of the village struggling to make a living. There are no local amenities to benefit from or support such a development. No pub or eating place and a very small post office facing closure in June.

We would greatly appreciate some consideration of our concerns and the opportunity to understand more fully the current planning application in terms of the size and type of intended permanent structure.

Yours sincerely,

Dorothea Benatar and Kelsall McEwen

Note: Paper copy also sent.

JMS

Wendy Strangeway

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From:  
Sent: 08 March 2016 20:43  
To: Wendy Strangeway  
Subject: Re: NYMNPA Request for Postal Address

Dear Wendy Strangeway

R.E. NYM/2015/0885/FL

Further to your request for our postal address.

Kelsall McEwen and Dorothea Benatar

Hayburn Dene,  
Staintondale,  
Scarborough,  
YO13 OAY.

Yours sincerely.

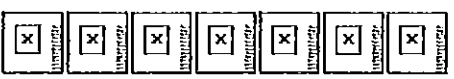
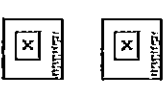
Kelsall McEwen.

Sent from my ASUS

- 9 MAR 2016  
WS

----- Original Message -----

From: Wendy Strangeway  
Sent: Tue, 08 Mar 2016 12:58:57 +0000  
To:  
Subject: NYMNPA Request for Postal Address



CONFIDENTIALITY: The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential. If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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ONS

Wendy Strangeway

From: Wendy Strangeway  
Sent: 30 March 2016 14:24  
To: Planning  
Subject: Planning application NYM/2015/0885/FL Ms Bastow

NYM/2015/0885/FL  
30 MAR 2016  
DU

Dear Ms Bastow,

I am writing to make additional comments to our initial objection to planning application NYM/2015/0885/FL. At the time of writing we had been unable to view the details of the application but have since been given a hard copy of the proposed plans and would like to respond to some of the applicant's statements.

In the introduction it states they are submitting planning for a log cabin. However, the design clearly shows a static caravan. We believe that static caravans are not aesthetically in keeping with the local and immediate area and would in fact be an eyesore, even if clad. Rather than 'giving the appearance of a log cabin', we feel that an actual log cabin would be preferable. We would also like to point out that the plan of the existing plot has been presented in such a way as to suggest there are already permanent structures in existence, when this is not the case.

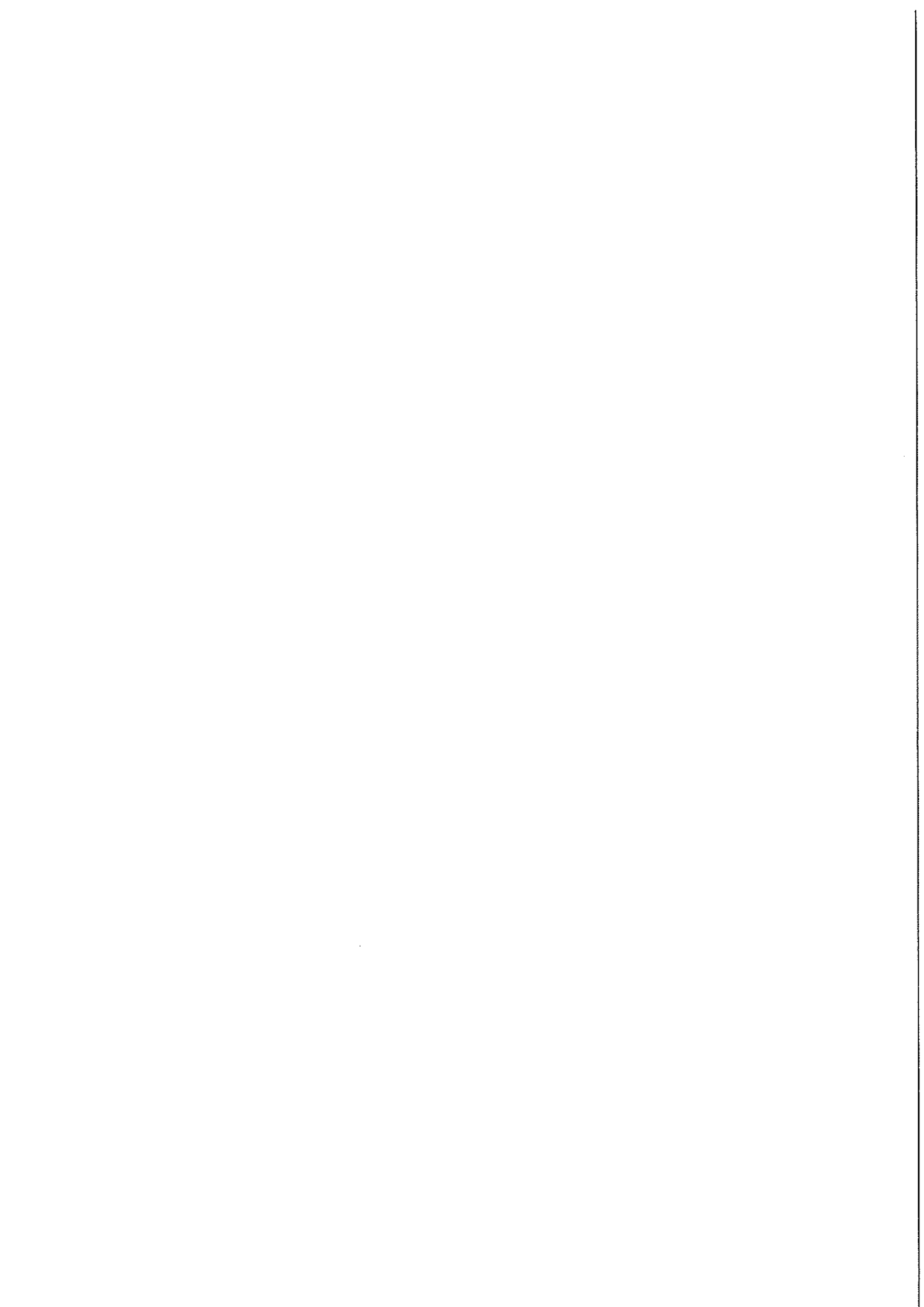
The application also states that 'the development will not adversely affect the rural character of the area or the adjacent residential properties' and that 'the site is very well screened from both neighbouring properties and the public highway by the woodland and mature hedging'. We dispute this assertion largely on the grounds that the applicant has already removed a substantial number of trees and a large amount of mature hedging and undergrowth, leaving the plot, and any subsequent development, in view to us the entire length of our house and garden. More importantly, the woodland is home to a large amount of bird species, including owls, and deer and we believe the biodiversity of the immediate area will be severely affected. We contest in the strongest possible terms the statement 'the existing woodland, heads and meadow will remain intact with no additions or alterations or removals'. The applicant has already undertaken clearing of the site in an insensitive and indiscriminate manner and without the temporary tree protection order imposed last week we believe more mature trees would have been removed. Thus we are deeply concerned about the long term appropriate maintenance of the woodland and the protection of it's wildlife.

We would question the relevance of statements regarding 'internal circulation', 'vehicle requirements' and 'pedestrian circulation' unless this was to refer to a much larger development than the one proposed. We would also like to point out that the 'existing site access....adequate to accommodate the largest vehicle' has in fact already been widened and hard surfaced by the applicant.

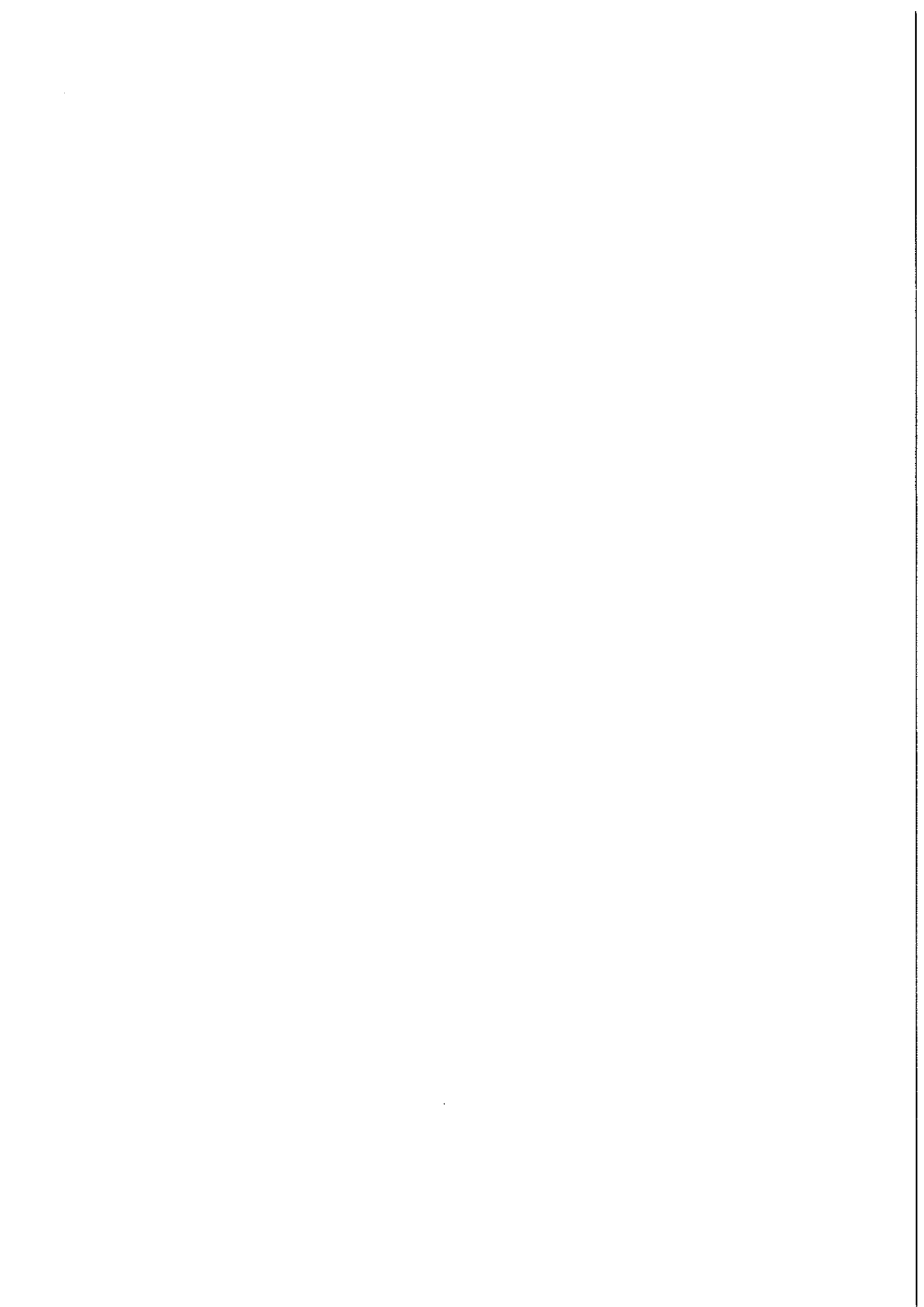
Yours sincerely

Kelsall Mcewen and Dorothea Benatar

Hayburn Dene  
Stairtondale  
Scarborough  
YO13 0AY



List No	Plan No and Description of Proposal
1.	<p data-bbox="339 286 1361 443">NYM/2016/0545/FL – Creation of opening to terrace wall to form bin store (part retrospective) together with installation of a TV aerial, security camera, hand rail, sliding door and replacement steps at former Joiners Workshop adjoining Beck View Cottage, Staithes for Mr Gary Hill, Southview, Carlton-in-Cleveland, North Yorkshire, TS9 7BB.</p> <p data-bbox="339 443 1361 501"><b>Decision</b> Approved as recommended.</p>
2.	<p data-bbox="339 510 1361 645">NYM/2016/0563/FL – Proposed infilling of existing canopy to form porch together with installation of replacement refrigeration unit with canopy over, air conditioning unit and air cooled condenser at Co-op Store, 5 Whitby Road, Staithes, for The Co-operative 1 Angel Square, Manchester, M60 0AG.</p> <p data-bbox="339 645 1361 770"><b>Decision</b> Approved with the decision delegated to the Director of Planning to clear an additional condition concerning the material of the roof of the canopy to the rear service yard.</p>
3.	<p data-bbox="339 779 1361 1003">NYM/2016/0691/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for removal of existing sculptures and erection of 1 no. painted steel lobster sculpture, installation of seating area, construction of retaining structure, formation of paths, relocation of rock and interpretation board and landscaping works at Staithes Bank Top, Junction of Staithes Lane and White Gate Close, Staithes, for North York Moors Authority, fao: Mr Michael Graham, The Old Vicarage, Bondgate, Helmsley, YO62 5BD.</p> <p data-bbox="339 1003 1361 1061"><b>Decision</b> Approved as recommended.</p>
4.	<p data-bbox="339 1070 1361 1205">NYM/2016/0739/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for installation of features along existing riverside trail at The Moors Centre, Lodge Lane, Danby for North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP</p> <p data-bbox="339 1205 1361 1263"><b>Decision</b> Approved as recommended.</p>
5.	<p data-bbox="339 1272 1361 1429">NYM/2015/0885/FL – Change of use of land from the siting of a caravan to the siting of a log cabin/mobile unity for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale for Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD.</p> <p data-bbox="339 1429 1361 1778"><b>Decision</b> Minded to the refuse the application contrary to Officer recommendation as Members considered that the proposed increase in days of occupation and change in occupants to that allowed under the existing Certificate of Lawfulness to be an unacceptable intensification of use, which together with the unauthorised operational development and greater size and degree of permanency of the proposed mobile home was harmful to the character and appearance of the area. Members delegated the decision to the Director of Planning to clear the detailed reason for refusal following the receipt of legal clarification whether the Caravan Act differentiates between a permanent static caravan and permanent touring caravan.</p>
6.	<p data-bbox="339 1787 1361 1921">NYM/2016/0542/LB – Listed Building consent for internal alterations including removal of internal partitions and walls at Blue Bell Inn, Ingleby Cross Scarth Lees Diversion, Ingleby Cross for Mr &amp; Mrs Lill, Blue Bell Inn, Scarth Lees Diversion, Ingleby Cross, DL6 3NF.</p> <p data-bbox="339 1921 1361 2096"><b>Decision</b> Officers have been in negotiation with the applicants agent and following submission of amended plans the objections made by The Victorian Society and the Authority's Building Conservation Team have been withdrawn. On this basis the application was withdrawn from the Planning Agenda and determined under the Director of Planning's delegated powers.</p>



**Wendy Strangeway**

C

**From:** Jill Bastow  
**Sent:** 16 November 2016 12:53  
**To:** Planning  
**Subject:** FW: NYM/2015/0885/FL Additional details for Proposed timber lodge at land south of Wyke Lodge  
**Attachments:** 06F Site Sections for Replacement Caravan.pdf; 03-2H Proposed Detail Site Plan for Replacement Caravan.pdf; 03I Proposed Site Plan for Replacement Caravan.pdf; KYN014021-20C Site Location Plan for Replacement Caravan.pdf

Sorry Wendy I also need the cross sections from this email (site location plans are incorrect). Jill

**From:** graeme kynman [mailto:[graeme.kynman@northyorkmoors.org.uk](mailto:graeme.kynman@northyorkmoors.org.uk)]  
**Sent:** 14 November 2016 22:07  
**To:** Jill Bastow  
**Cc:**  
**Subject:** Re: NYM/2015/0885/FL Additional details for Proposed timber lodge at land south of Wyke Lodge

Hi Jill

Please find the revised drawings indicating the following changes.

1. The blue line you indicated on the location plan ( I hope I have interpreted it correctly).
2. Additional holly planting screen to the north of the lodge.
3. The position and specification of the bio tech tank.
4. The site section indicating the lowering of the site where the lodge is to be positioned.

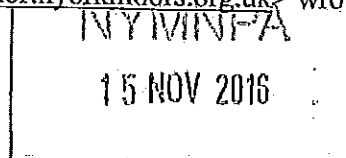
If you require any further information or the revisions amended please do not hesitate to contact me.

With regards

Graeme

On Thu, Nov 10, 2016 at 1:15 PM, Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)> wrote:

Dear Keith



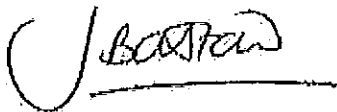
Further to our telephone conversation earlier today I would just like to confirm that ahead of Thursday's Planning Committee meeting it would be most useful to have further details of the following:

- The proposed septic tank containment system included the proposed siting;
- The proposed screening planting along the northern boundary of the site to enhance the existing screening to neighbouring properties;
- The depth of excavation proposed.

We also discussed how best to ensure that, should planning permission be granted for the development, you no longer benefit from the lawful use of the site for the siting of a touring caravan. This can be done by way of a Section 106 Agreement where the existing and proposed

site boundaries differ (which will cause further delay and additional costs) or by planning condition where the proposed site boundary completely encompasses the site of the lawful use. We agreed that a planning condition would be preferable for both parties and as such I will need you to amend the red edge of the application site to ensure that it completely encompasses the land covered by the Certificate of Lawfulness. I have attached a copy of your current site location plan and have shown by way of a dotted line the additional land which needs to be included in the red edge of the application site. I hope I have explained that clearly enough but please do not hesitate to call if not!

Regards,



**Jill Bastow**  
Senior Planning Officer

*My normal working hours are : 9.45am-2.30pm Tuesday, Thursday & Friday; 8.45am-5.30pm Wednesday*

North York Moors National Park Authority  
Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

☎: 01439 772700

✉: [j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)

🌐: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

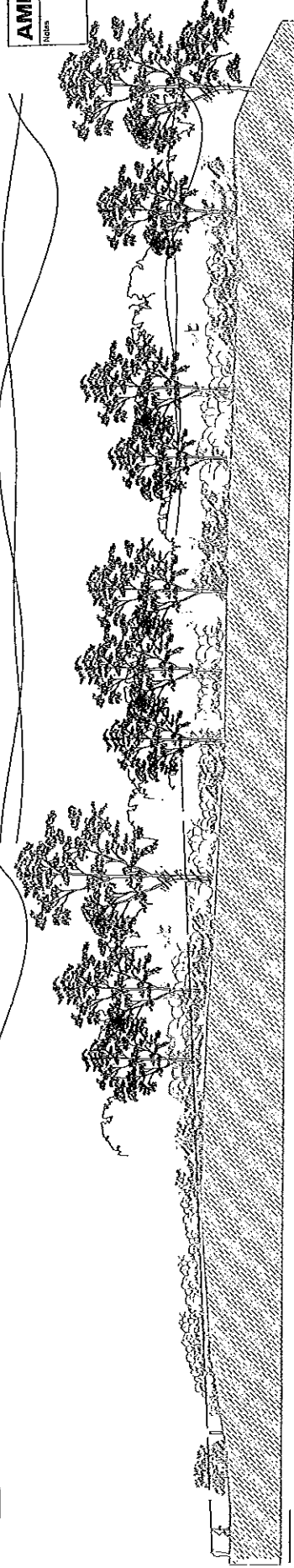
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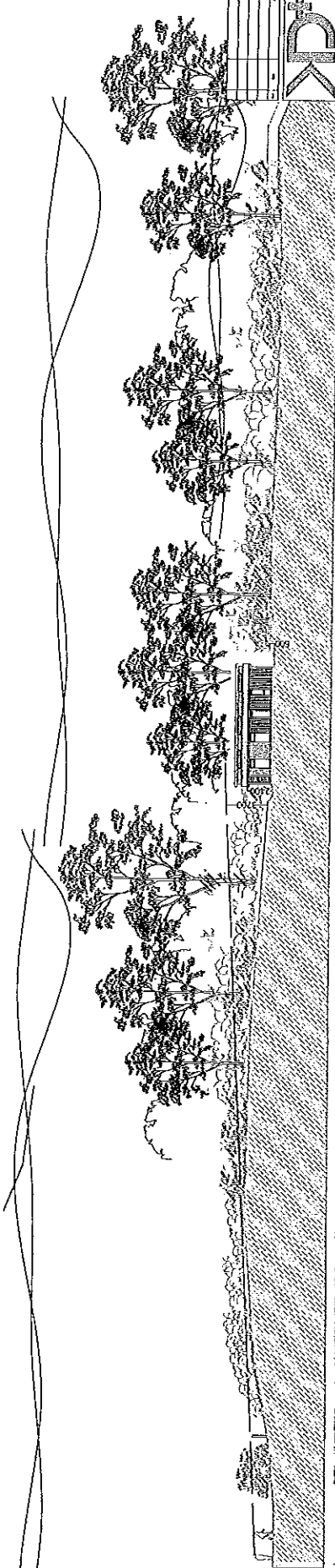
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All dimensions that are indicated on any part of a drawing are to be taken from the drawing. Any other dimensions shown on the drawing are to be taken from the drawing. The contractor shall be responsible for verifying all dimensions.

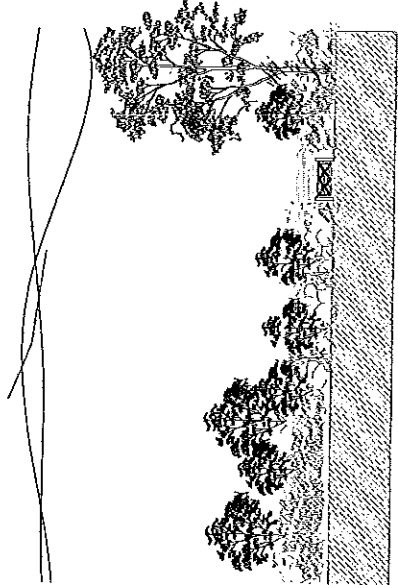
**AMENDED**  
 NUMBER



Existing Site Longitudinal Section



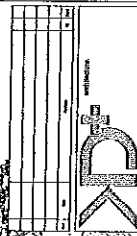
Proposed Site Longitudinal Section



Existing Site Cross Section



Proposed Site Cross Section



NO. 107/11000 (RDR)  
 RURAL DESIGN & RESEARCH  
 107/11000  
 107/11000

Client: Hayburn Wyke c/o Keith Dobbie,

Application for Replacement Caravan  
 Hayburn Wyke,  
 Hodgsons Hill,  
 Cloupton, Scarborough.

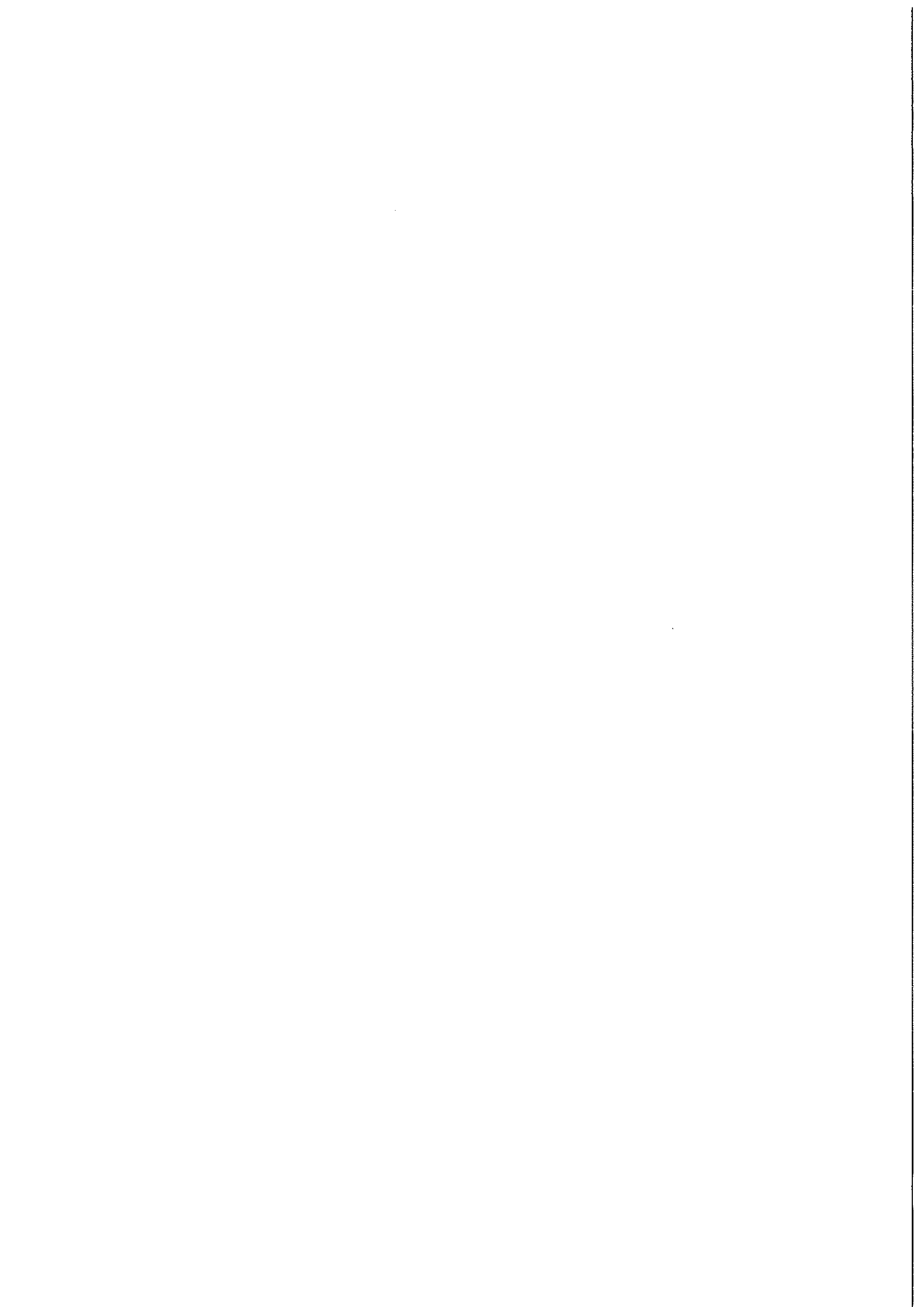
Drawing Title:  
 Existing and Proposed  
 Site Longitudinal &  
 Cross Sections

Client: Application for Replacement Caravan  
 Date: APRIL 2016  
 Scale: 1:200 (Elevation AS)

Checked: OK  
 Drawn: OK  
 Date: 15 NOV 2016  
 Drawing No: RYN014021-06  
 Rev: F

15 NOV 2016  
 15 NOV 2016

**AMENDED**  
 NUMBER





C

**Wendy Strangeway**

---

**From:** Jill Bastow  
**Sent:** 16 November 2016 10:11  
**To:** Planning  
**Subject:** COMMITTEE POST FW: NYM/2015/0885/FL Additional details for Proposed timber lodge at land south of Wyke Lodge  
**Attachments:** KYN014021-20C-1 Site Location Plan for Replacement Caravan.pdf; KYN014021-20C Site Location Plan for Replacement Caravan.pdf; 03I-1 Proposed Site Plan for Replacement Caravan.pdf; 03I Proposed Site Plan for Replacement Caravan.pdf; 03-2H-1 Proposed Detail Site Plan for Replacement Caravan.pdf; 03-2H Proposed Detail Site Plan for Replacement Caravan.pdf

Please book in. Please note the correct plans are the 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> attachment as listed below:

KYN01421-20C-1 Site Location Plan for Replacement Caravan  
 03I-1 Proposed Site Plan for Replacement Caravan  
 03-2H-1 Proposed Detail Site Plan for Replacement Caravan

NYM/2015/0885/FL  
 16 NOV 2016

Thank you!

**From:** graeme kynman [mailto:[graeme.kynman@northyorkmoors.org.uk](mailto:graeme.kynman@northyorkmoors.org.uk)]  
**Sent:** 15 November 2016 18:25  
**To:** Jill Bastow  
**Cc:**  
**Subject:** Re: NYM/2015/0885/FL Additional details for Proposed timber lodge at land south of Wyke Lodge

Hi Jill

Please find attached the amended site plan red line boundary, I have done 2 versions of each plan because I am not exactly certain the exact layout of the boundaries, so please use the 1 which is correct for your purposes. If you need anything else just let me know.

With regards  
Graeme

On Mon, Nov 14, 2016 at 10:07 PM, graeme kynman wrote:  
Hi Jill

Please find the revised drawings indicating the following changes.

1. The blue line you indicated on the location plan ( I hope I have interpreted it correctly).
2. Additional holly planting screen to the north of the lodge.
3. The position and specification of the bio tech tank.
4. The site section indicating the lowering of the site where the lodge is to be positioned.

If you require any further information or the revisions amended please do not hesitate to contact me.  
With regards  
Graeme

On Thu, Nov 10, 2016 at 1:15 PM, Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)> wrote:

Dear Keith

Further to our telephone conversation earlier today I would just like to confirm that ahead of Thursday's Planning Committee meeting it would be most useful to have further details of the following:

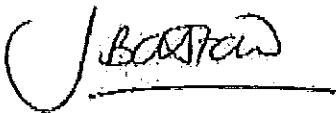
### Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

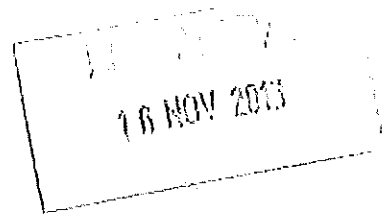
- The proposed septic tank containment system included the proposed siting;
- The proposed screening planting along the northern boundary of the site to enhance the existing screening to neighbouring properties;
- The depth of excavation proposed.

We also discussed how best to ensure that, should planning permission be granted for the development, you no longer benefit from the lawful use of the site for the siting of a touring caravan. This can be done by way of a Section 106 Agreement where the existing and proposed site boundaries differ (which will cause further delay and additional costs) or by planning condition where the proposed site boundary completely encompasses the site of the lawful use. We agreed that a planning condition would be preferable for both parties and as such I will need you to amend the red edge of the application site to ensure that it completely encompasses the land covered by the Certificate of Lawfulness. I have attached a copy of your current site location plan and have shown by way of a dotted line the additional land which needs to be included in the red edge of the application site. I hope I have explained that clearly enough but please do not hesitate to call if not!

Regards,



**Jill Bastow**  
Senior Planning Officer



*My normal working hours are : 9.45am-2.30pm Tuesday, Thursday & Friday; 8.45am-5.30pm Wednesday*

North York Moors National Park Authority  
Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

☎: 01439 772700

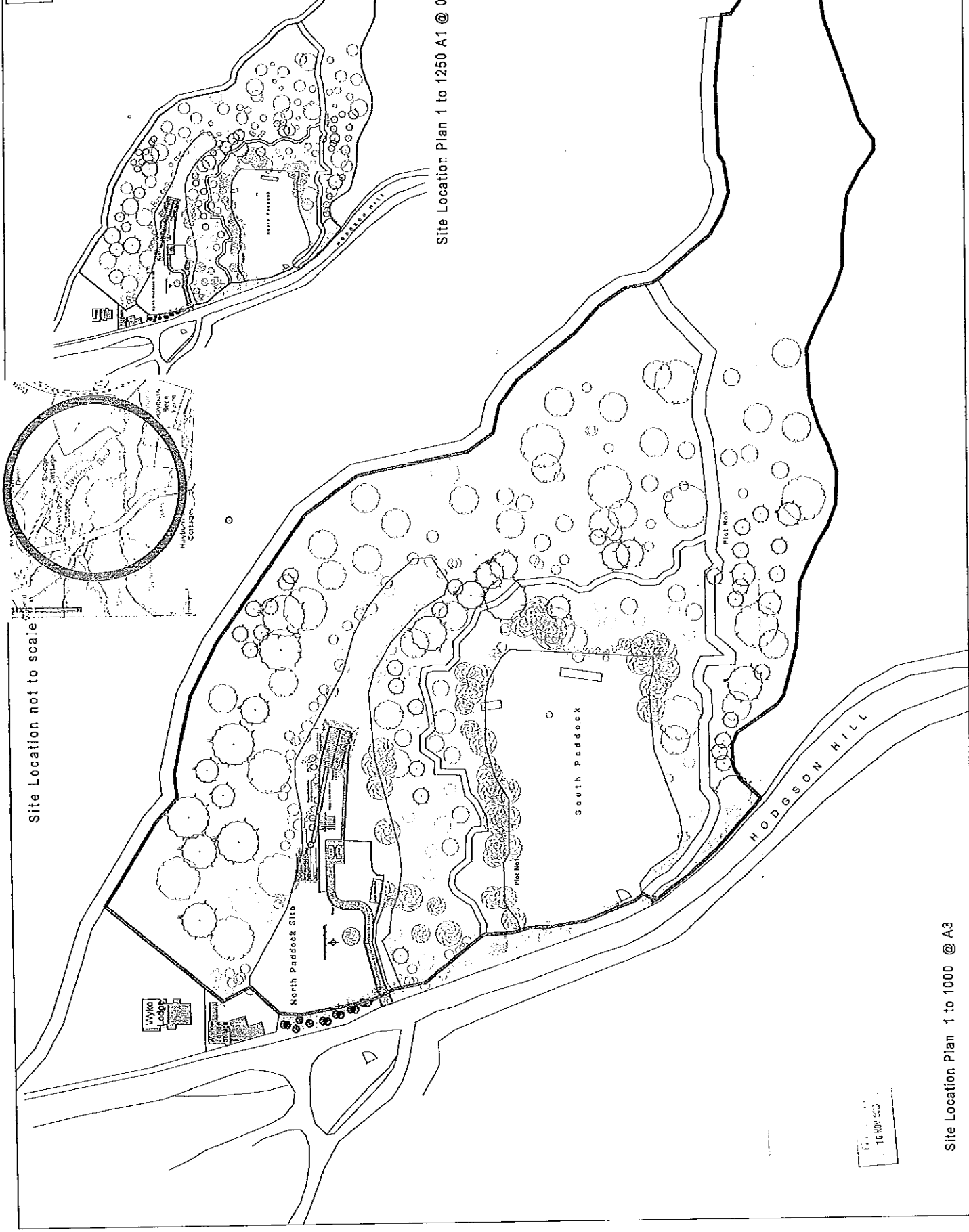
✉: [j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)

🌐: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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 © copyright

**AMENDED**  
 Name



Site Location Plan 1 to 1250 A1 @ 0R 1 to 2500 @ A3

Site Location not to scale


	
R.D. ARCHITECTS 100, CHANNING GARDENS SOUTHAMPTON, SOUTH ISLES SO9 4NP	
DATE:	Hayburn Wyke c/o Keith Dobble.
JOB NO.:	Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cidlington, Scarborough.
DRAWING TITLE:	Site Location Plan
DATE:	November 2015
SCALE:	1:500 @ A1 or 1:1000 @ A3
STATUS:	OK
APP. NO.:	KYN014021-20
REV.:	C

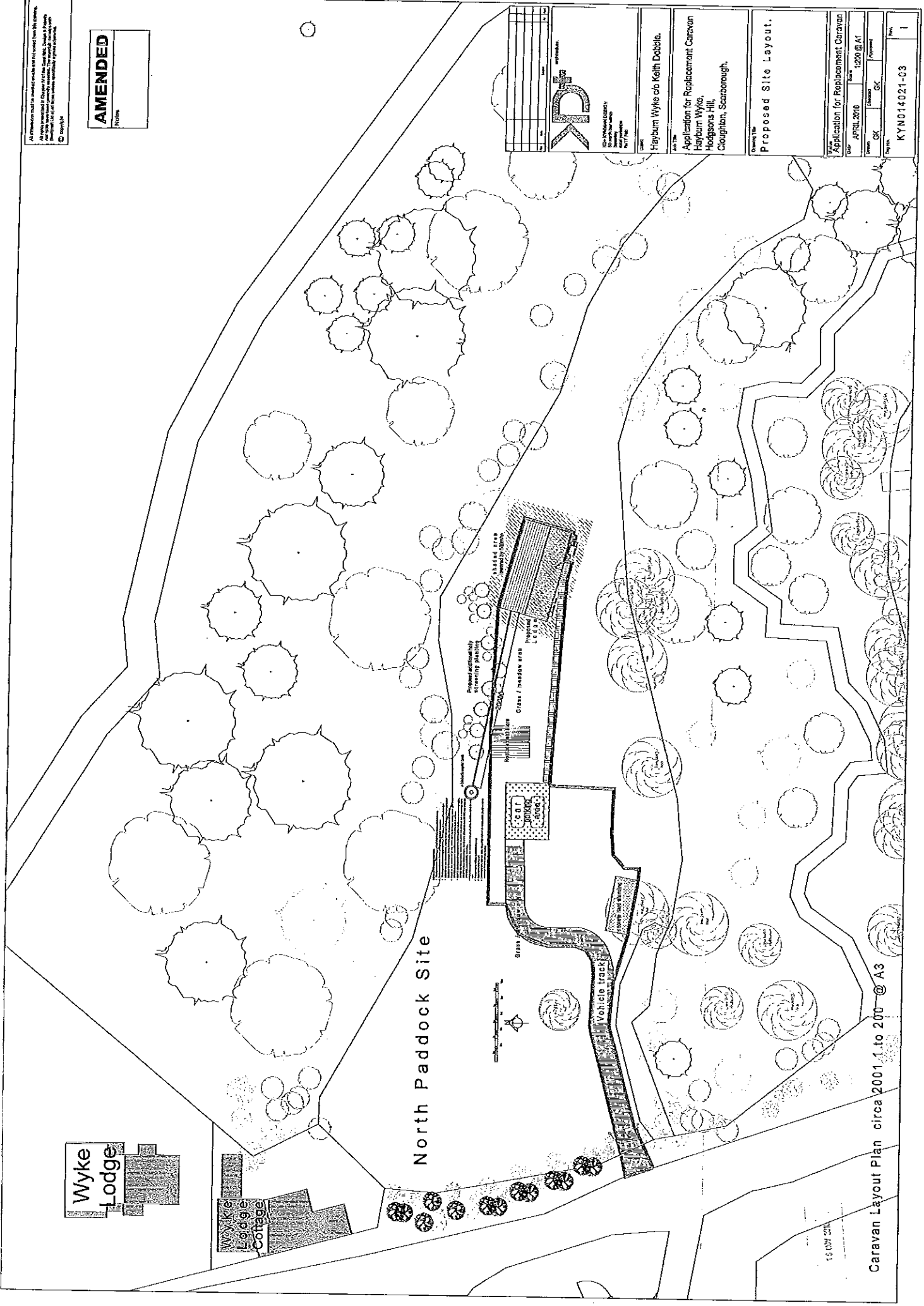
Site Location Plan 1 to 1000 @ A3

11 NOV 2015

All dimensions must be provided in metres and rounded down to nearest 50mm.  
 All works presented in Chapter 10 of the Caravan, Coach & Campsite Development Regulations 2000 must be shown in accordance with the standards set out in the Caravan, Coach & Campsite Development Regulations 2000.  
 © 2007/08

**AMENDED**  
 Name

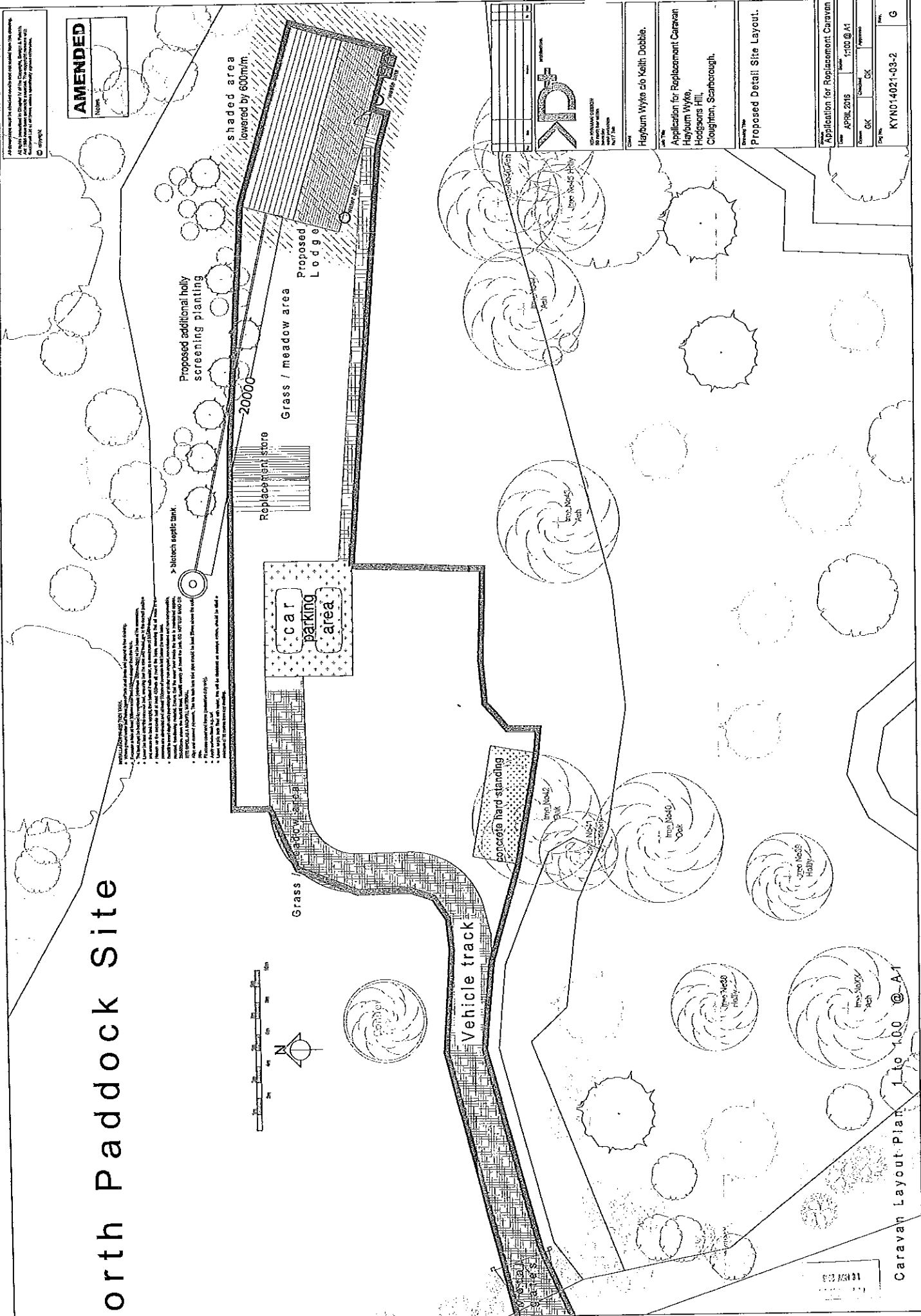
	
Hayburn Wyke c/o Keith Dobble.	
Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cloughton, Scarborough.	
Proposed Site Layout.	
Application for Replacement Caravan Date: APRIL 2018 Ref: 1200 @ A1	
Status: OK	Approved: OK
Reference: KYN014021-03	Page: 1




Caravan Layout Plan circa 2001.1 to 200 @ A3

15 (09/2018)

# North Paddock Site



**AMENDED**  
 Notes:  
 1. All dimensions are in meters unless otherwise stated.  
 2. All heights are measured to the top of the structure unless otherwise stated.  
 3. All areas are in square meters unless otherwise stated.  
 4. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 5. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 6. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 7. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 8. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 9. All areas are to be finished to the level of the surrounding ground unless otherwise stated.  
 10. All areas are to be finished to the level of the surrounding ground unless otherwise stated.

	
KPD KENNEDY PADDOCK DESIGN 100/100A GERRARD STREET MELBOURNE VIC 3000 PH: 03 9412 1111 FAX: 03 9412 1112	
Client: Hayburn Wyke c/o Keith Dobbie.	Date: 11/01/18
Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cloughton, Scarborough.	
Drawn By: Proposed Detail Site Layout.	
Title: Application for Replacement Caravan	
Date: APRIL 2018	Scale: 1:100 @ A1
Drawn: GK	Checked: DK
Drawn No: KYN014021-03-2	
Rev: G	

03 9412 1111

Caravan Layout Plan 1 to 100 @ A1

**Wendy Strangeway**

---

**From:** Jill Bastow  
**Sent:** 07 September 2016 10:40  
**To:** Planning  
**Subject:** FW: Amended drawings for NYM/2015/0885/FL Proposed log cabin at land to the south of Wyke Lodge  
**Attachments:** 03-2G Proposed Detail Site Plan for Replacement Caravan.pdf; 03H Proposed Site Plan for Replacement Caravan.pdf; KYN014021-20B Site Location Plan for Replacement Caravan.pdf; K Y N 0 1 4 0 2 1 - 2 1B Existing Site Layout for Replacement Caravan.pdf

To book in please

**From:** graeme kynman  
**Sent:** 02 September 2016 15:02  
**To:** Jill Bastow; keit dubois  
**Subject:** Fwd: Amended drawings for NYM/2015/0885/FL Proposed log cabin at land to the south of Wyke Lodge

----- Forwarded message -----

**From:** graeme kynman  
**Date:** Mon, Aug 22, 2016 at 8:58 PM  
**Subject:** Re: Amended drawings for NYM/2015/0885/FL Proposed log cabin at land to the south of Wyke Lodge  
**To:** keith dobbie



Dear Jill,

Please find attached the following amended drawings.

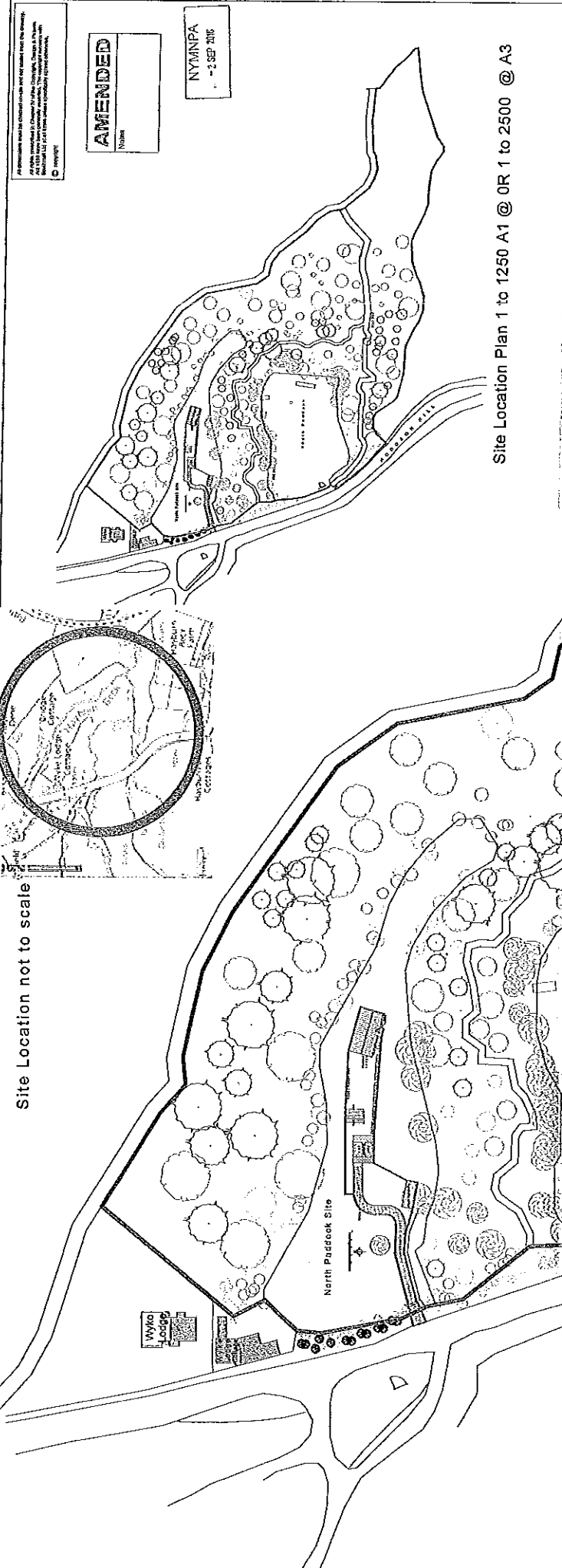
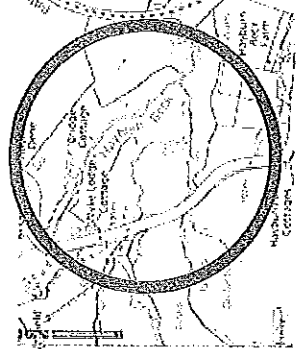
1. KYN014021-20 Rev B 'Site Location Plan'.
2. Proposed Site Layout' drawing number KYN014021-03 Rev H along with the supplementary Proposed Detail Site Layout number KYN014021-03-02G.
3. Amended location plan (scale 1:1250) KYN014021-20B Site Location Plan for Replacement Caravan showing the amended red edge of the revised proposal and the blue edge of the rest of the site.
4. The drawings have also been revised to include the access track widened, amended from the twin trod track as illustrated on the plans. The updated plan also shows the revised access and amended surfacing materials along with the turning area. .

### Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)



Site Location not to scale



Site Location Plan 1 to 1250 A1 @ 0R 1 to 2500 @ A3

**AMENDED**  
Name: \_\_\_\_\_


NYMNP  
- 3 SEP 2015

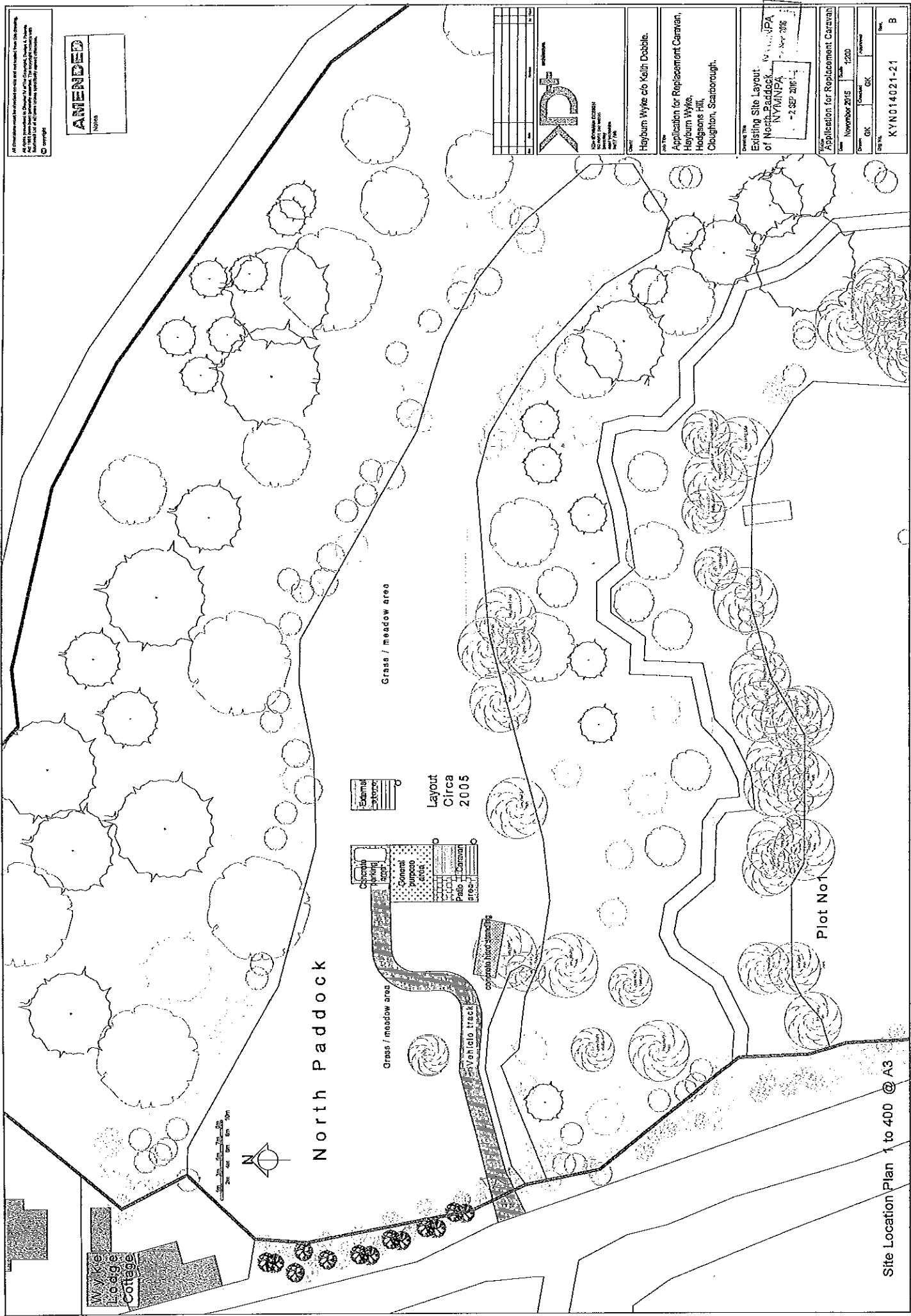
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES DIVISION OF FORESTRY 1000 WYKE LOOP HODGSON HILL, NEW ZEALAND 0690	
Client:	Hayburn Wyke c/o Keith Dobbin.
Site Title:	Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Coughton, Scarborough.
Drawing Title:	Site Location Plan
Table:	Application for Replacement Caravan
Date:	November 2015
Scale:	1:1250 @ A1 or 1:2500 @ A3
Drawn:	CK
Checked:	CK
Approved:	
Drawn:	KYNO14021-20
Rev:	B

Site Location Plan 1 to 1000 @ A3

All dimensions are indicated on this plan and are not to be construed as a guarantee of accuracy. The contractor shall verify all dimensions and locations of all features before construction.

**AMENDED**  
NOVA

		DATE: Hayburn Wyle c/o Keith Dobbie. JOB NO: Application for Replacement Caravan, Hayburn Wyle, Hodgsons Hill, Cloughton, Scarborough. DRAWING TITLE: Existing Site Layout of North Paddock, N.Y.M.N.P.A. - 2 SEP 2007 DATE: 2 SEP 2007
DATE: November 2015 DRAWN BY: [blank] CHECKED BY: [blank]	DATE: November 2015 DRAWN BY: [blank] CHECKED BY: [blank]	PROJECT: Application for Replacement Caravan DRAWING NO: KYN014021-21 SHEET: B



Site Location Plan 1 to 400 @ A3

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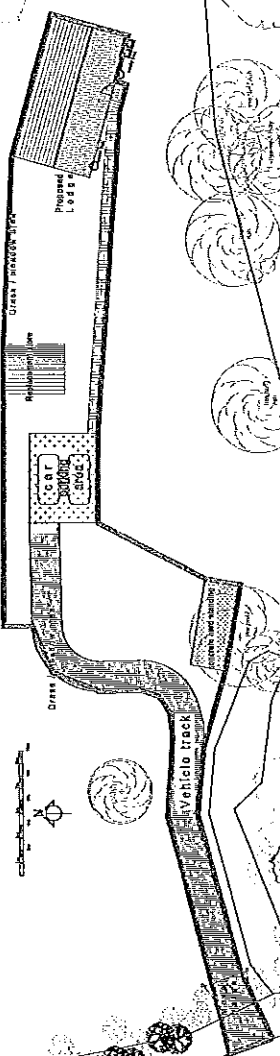
**AMENDED**  
Notes

100% DIMENSIONAL DRAWING TO BE USED FOR CONSTRUCTION OF THIS PROJECT DATE: 10/10/10
Client: Hayburn Wyke c/o Keith Dobbie.
Project Title: Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cloghlan, Scarborough.
Drawing Title: Proposed Site Layout.
NYM/NPA 12 SEP 2016
Application for Replacement Caravan Date: APRIL 2016 Scale: 1:200 @ A1
Drawn: GK Checked: GK Reviewed: GK
Drawn: KYN014021-03 Rev: H

Wyke Lodge

Wyke Lodge Cottage

North Paddock Site

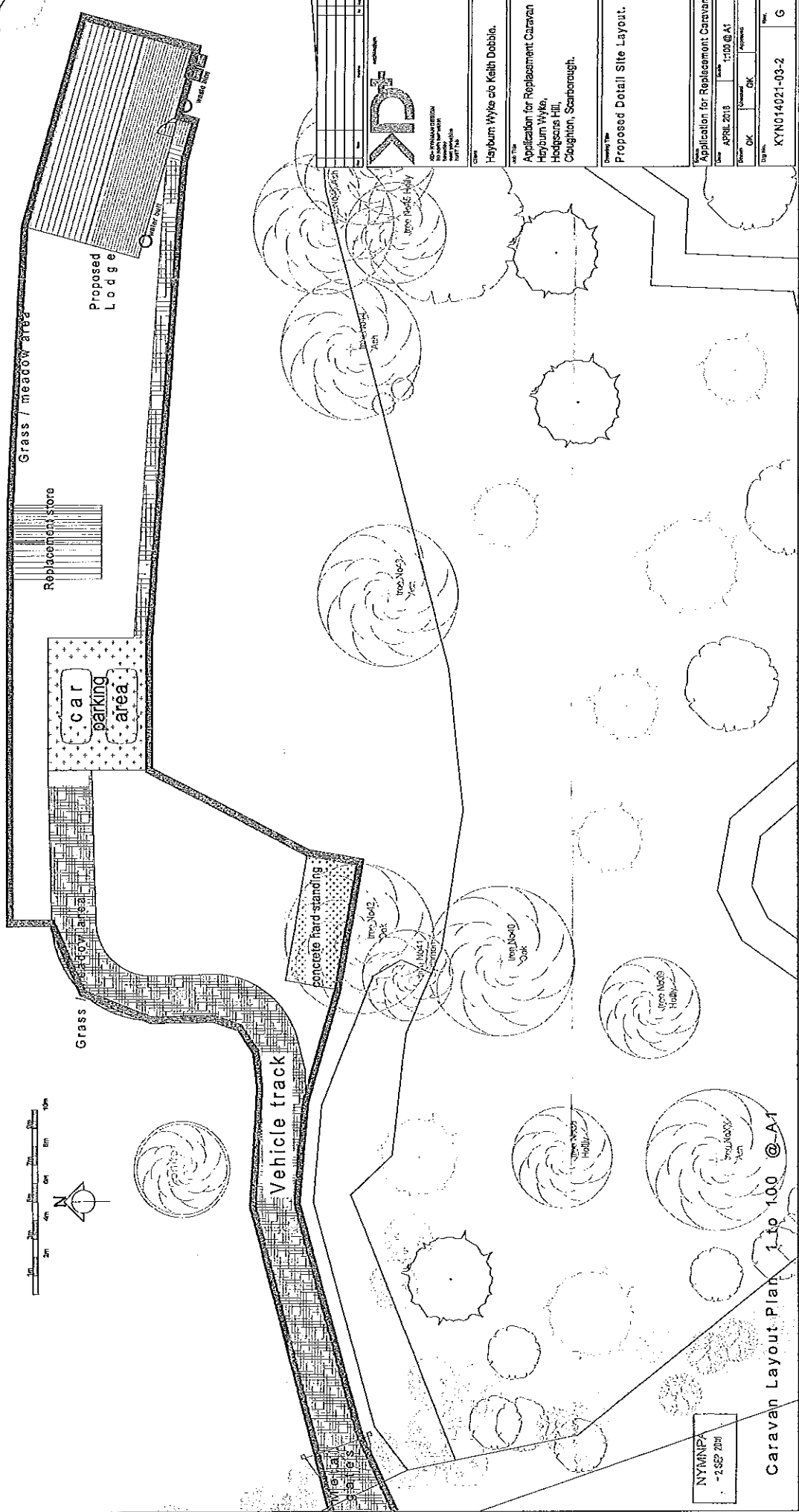
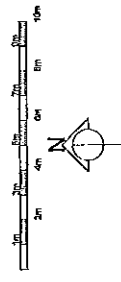


Caravan Layout Plan circa 2001.1 to 200 @ A3

All dimensions shown in brackets are for information only and are not to be used for construction. Dimensions are given in meters unless otherwise stated. The site is shown as a plan view. The site is shown as a plan view. The site is shown as a plan view.

**AMENDED**  
 (1/20/20)

# North Paddock Site



Client	Hayburn Wyke c/o Keith Dobbie.
Site Title	Application for Replacement Caravan Hayburn Wyke, Hodgson Hill, Cloughton, Scarborough.
Drawn by	Proposed Detail Site Layout.
Scale	1:100 @ A1
Date	APRIL 2018
Author	OK
Checked	OK
Approved	
Project No.	KYN014021-03-2
Sheet No.	G

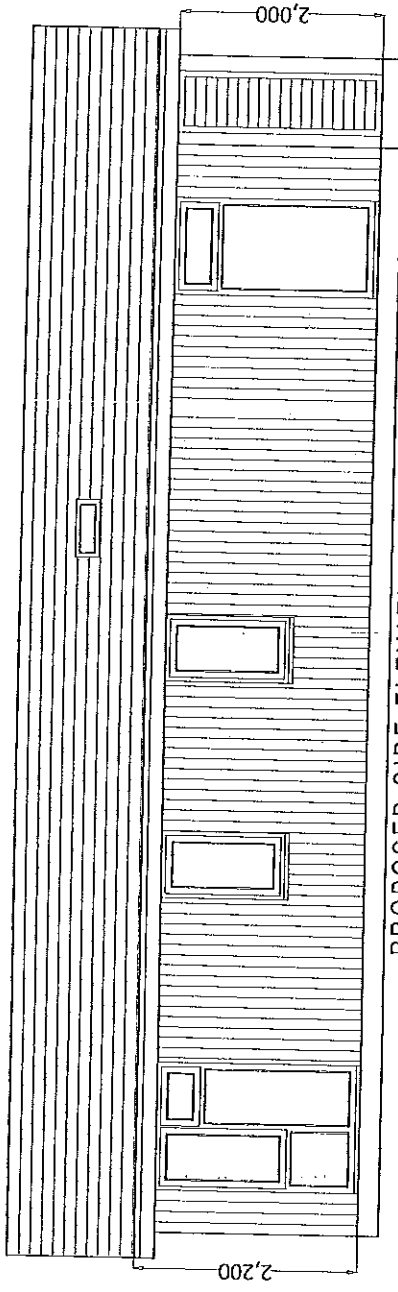
NYMNP  
 17 SEP 2018

Caravan Layout Plan 1 to 100 @ A1

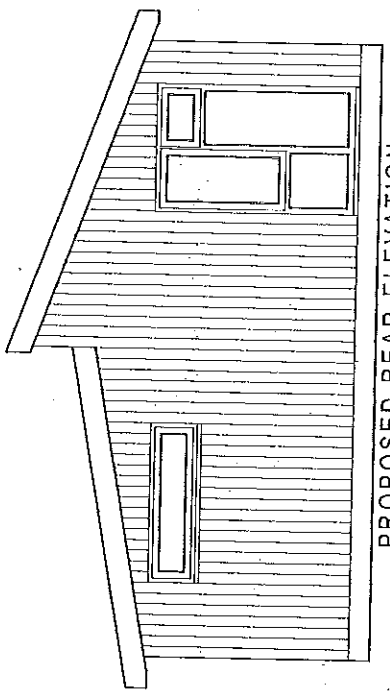
All dimensions shall be checked against the original drawings. Any dimensions shown in parentheses are for information only. Dimensions in feet and inches shall take precedence over dimensions in meters. © copyright

**AMENDED**  
 N.Y.M.N.P.A.  
 -7 JUN 2005

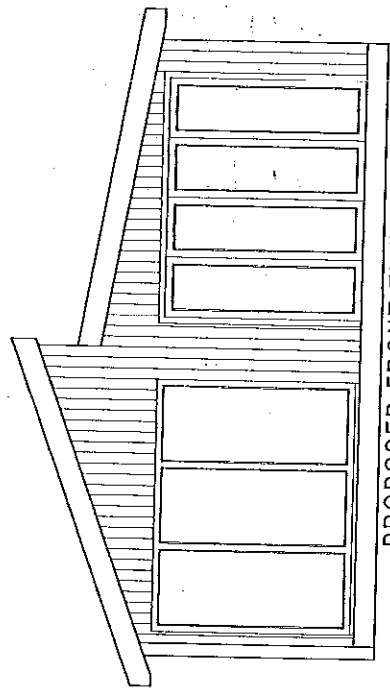
Client	Hayburn Wyke c/o Keith Dobbie.
Job Title	Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cleighton, Scarborough.
Drawing Title	Proposed Caravan Proposed Elevations
With Application for Replacement Caravan	
Date	APRIL 2006
Scale	1:25 @ A1 or 1:50 @ A2
Drawn	SK
Checked	SK
Approved	
Ref No.	KYN014021-04
Rev.	E



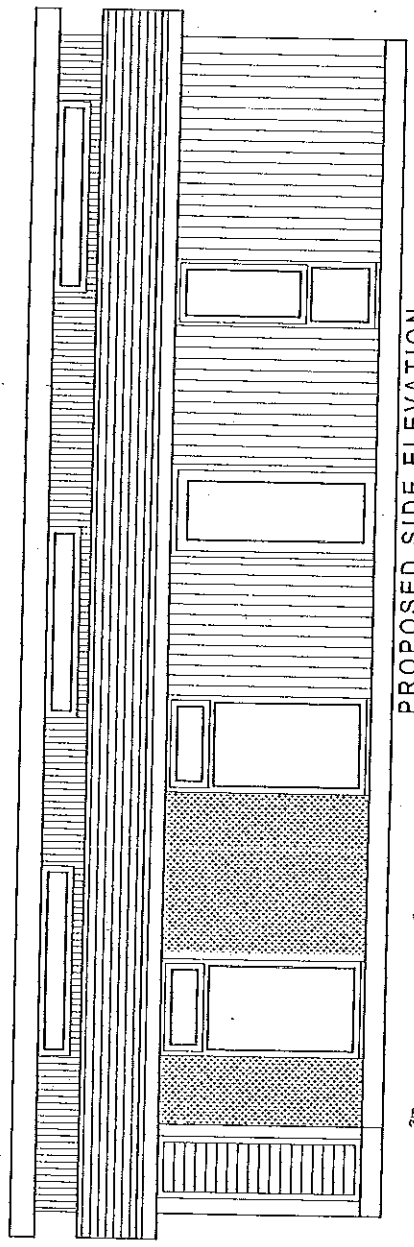
PROPOSED SIDE ELEVATION



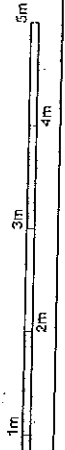
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



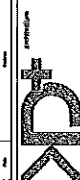
PROPOSED SIDE ELEVATION

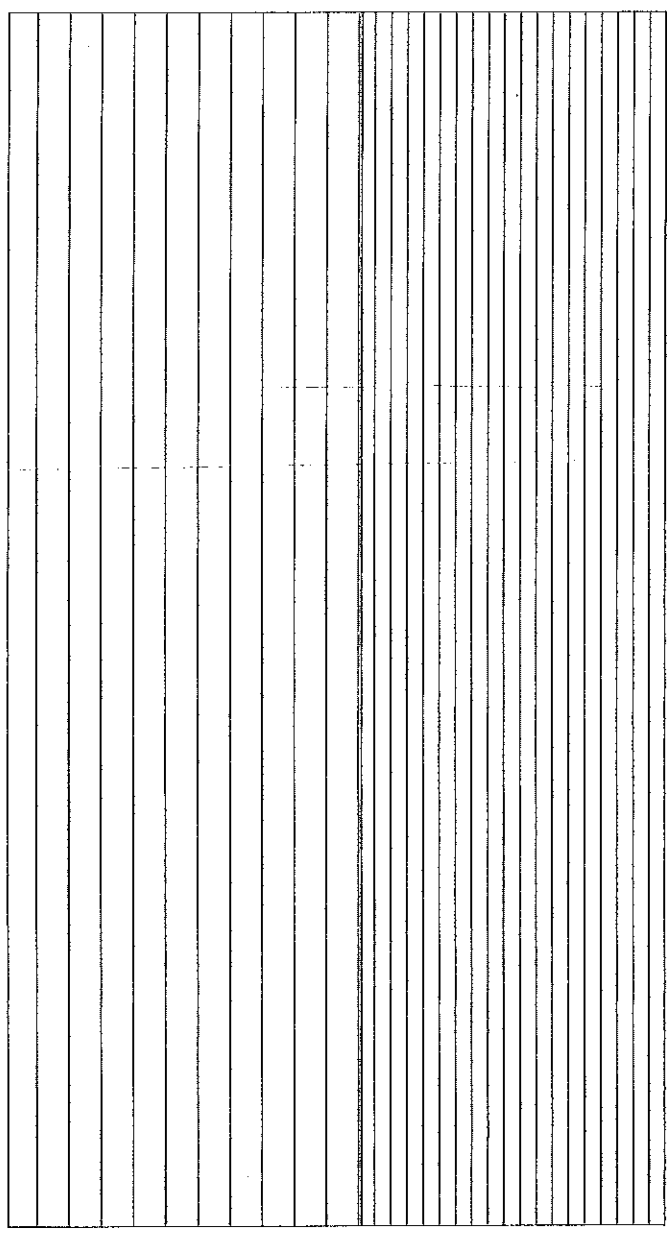


All work shall be done in accordance with the Building Regulations and the Building Act 2004. The drawings are prepared in accordance with the Building Regulations and the Building Act 2004. The drawings are prepared in accordance with the Building Regulations and the Building Act 2004.

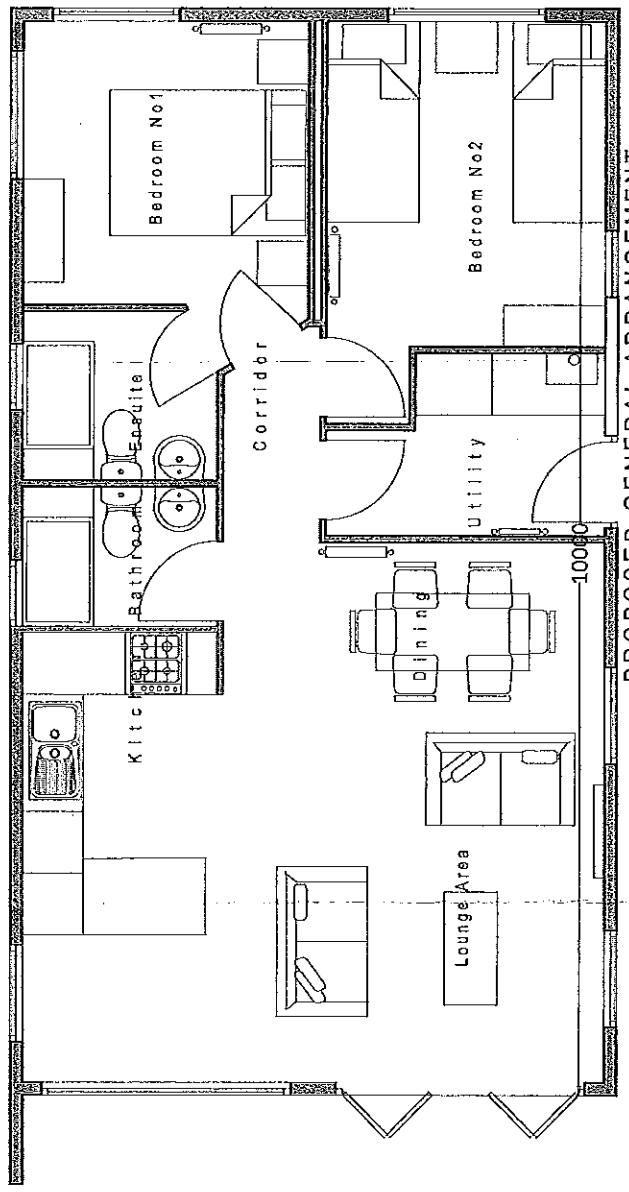
**AMENDED**

Notes

	
Client: Hayburn Wyke via Keith Dobble.	Date: APRIL 2016
Project: Application for Replacement Caravan Hayburn Wyke, Hodgestons Hill, Cloughton, Scarborough.	Scale: 1:25 @ A1 or 1:50 @ A3
Drawing Title: Proposed Caravan Proposed Elevations	Drawn: GK Checked: GK Approved:
Application for Replacement Caravan	Date: APRIL 2016
Scale: 1:25 @ A1 or 1:50 @ A3	Drawn: GK Checked: GK Approved:
Ref: KYN014021-05	Rev: E



PROPOSED ROOF PLAN



PROPOSED GENERAL ARRANGEMENT

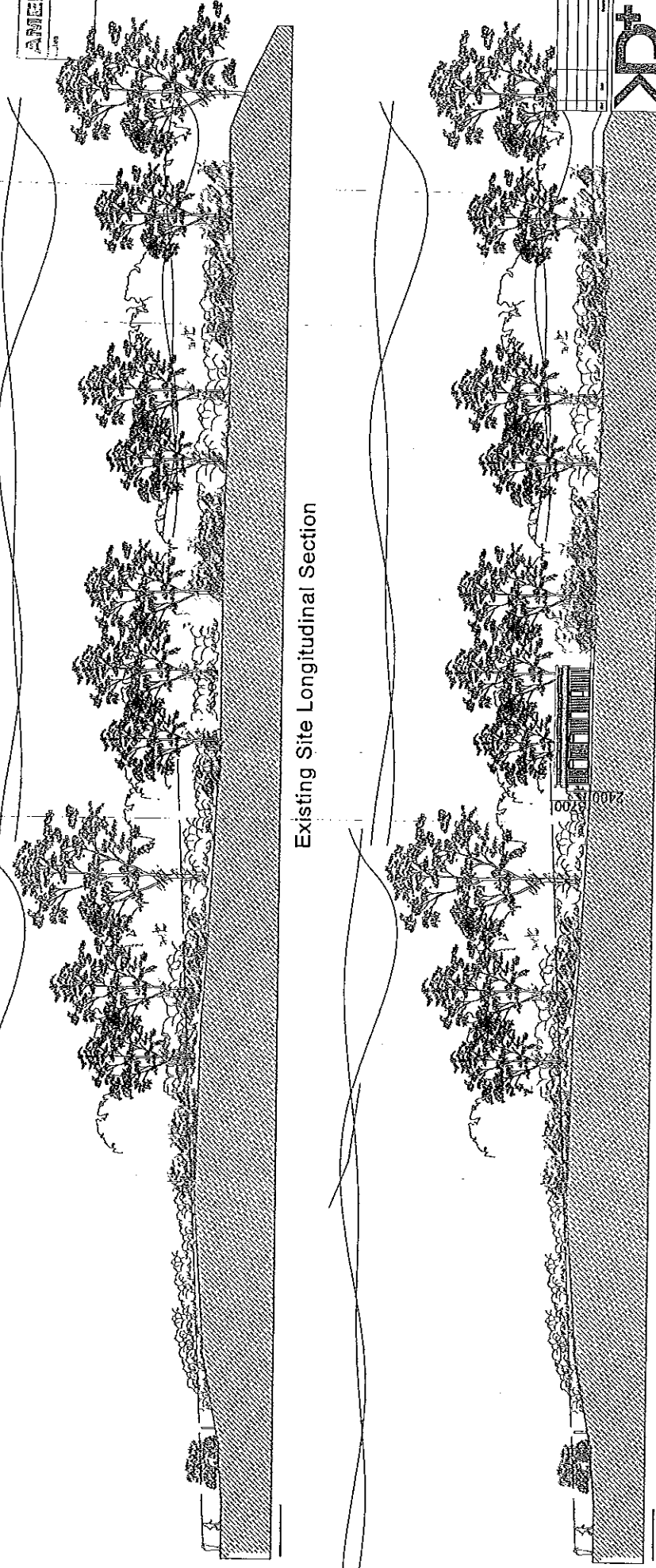
NYMINPA  
 -1- R01-1

All dimensions shown are in feet unless otherwise noted.  
 All elevations are in feet unless otherwise noted.  
 All elevations are in feet unless otherwise noted.  
 All elevations are in feet unless otherwise noted.  
 All elevations are in feet unless otherwise noted.

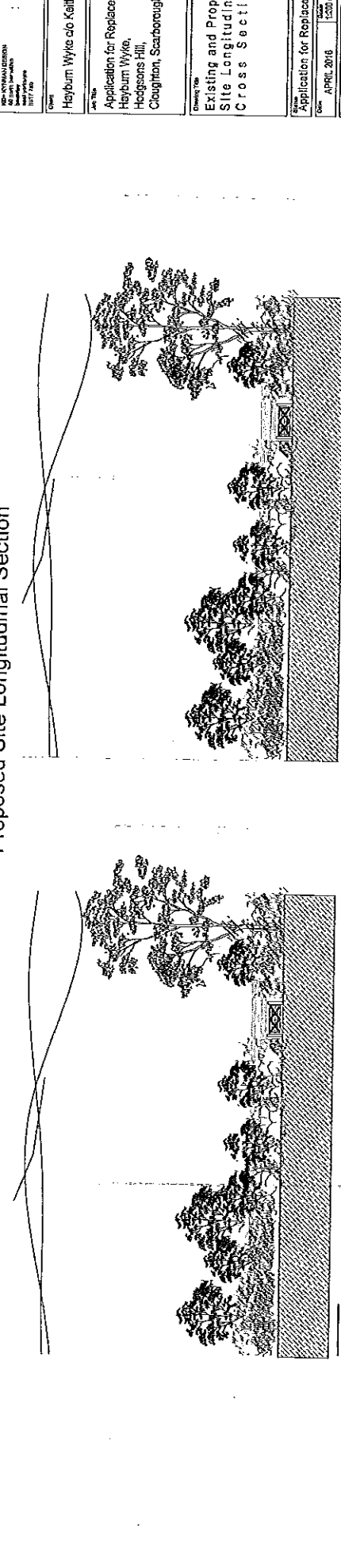
**AMENDED**

NYNANPA  
 17 JUN 2016

Existing Site Longitudinal Section

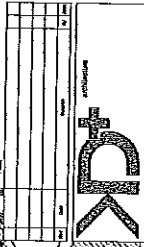


Proposed Site Longitudinal Section



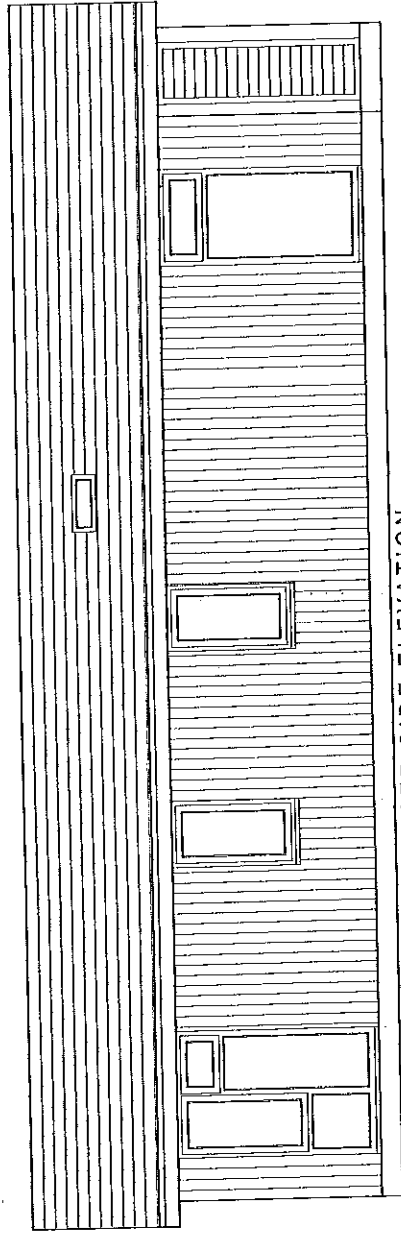
Proposed Site Cross Section

Existing Site Cross Section



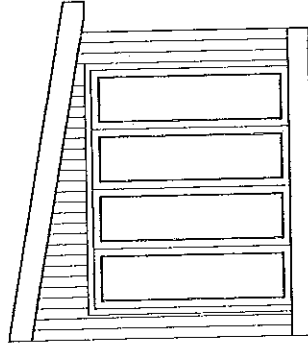
Client:	Hayburn Wyke c/o Kalth Dobbie,
App Title:	Application for Replacement Caravan Hayburn Wyke, Hodgsons Hill, Cloughton, Scarborough,
Drawing Title:	Existing and Proposed Site Longitudinal & Cross Sections
App No:	
Scale:	1:500 @ A1 or A4/600x450
Date:	APRIL 2016
Drawn:	GK
Checked:	GK
Approved:	
Proj No:	KYN014021-06
Rev:	E

Modular Building Unit No2



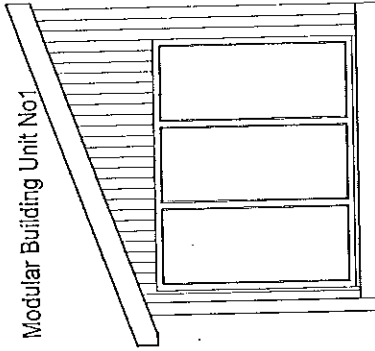
PROPOSED SIDE ELEVATION

Modular Building Unit No2



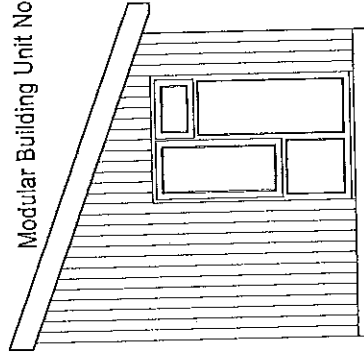
PROPOSED FRONT ELEVATION

Modular Building Unit No1



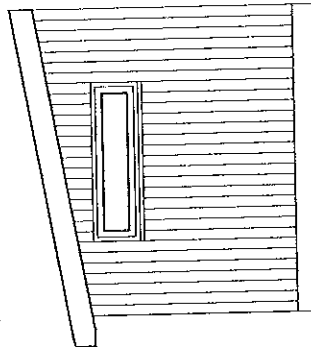
PROPOSED FRONT ELEVATION

Modular Building Unit No1



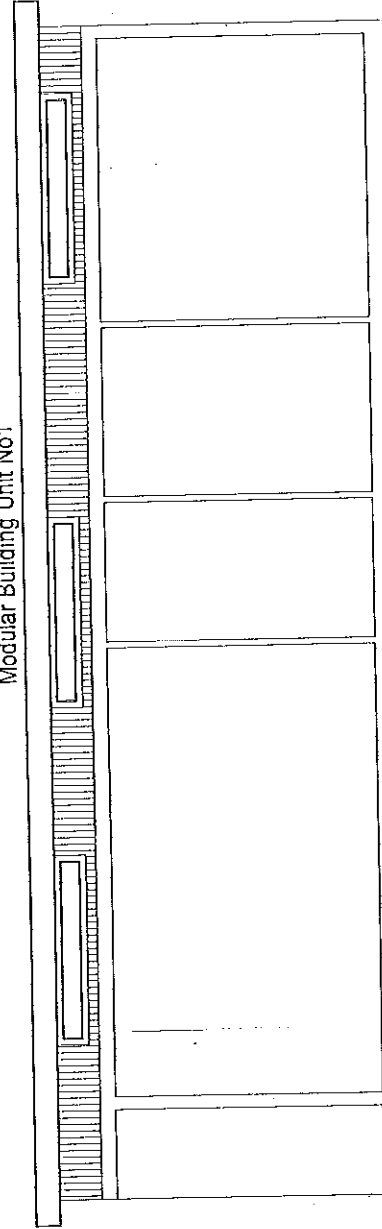
PROPOSED REAR ELEVATION

Modular Building Unit No2



PROPOSED REAR ELEVATION

Modular Building Unit No1



PROPOSED SIDE ELEVATION




All dimensions in standard metric units unless stated otherwise. All dimensions in Imperial units are given in parentheses. All dimensions in Imperial units are given in parentheses. All dimensions in Imperial units are given in parentheses.

**AMENDED**  
 KYN014021-07  
 12/08/2018

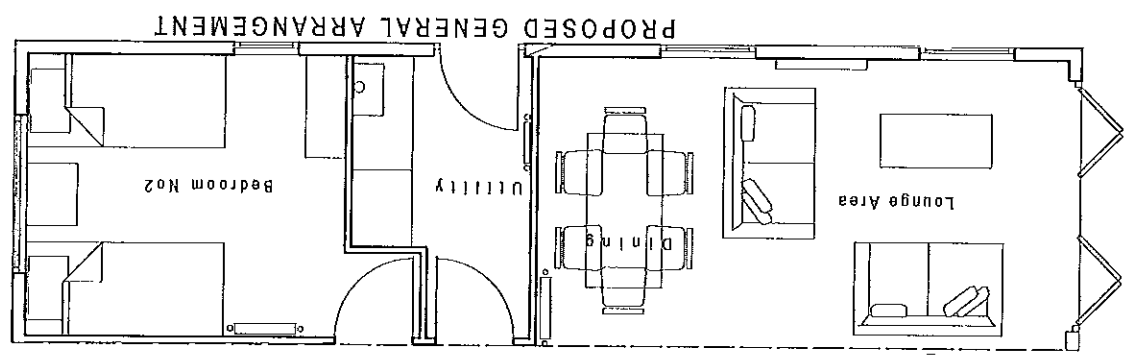
1000 PLYMOUTH DRIVE SCARBOROUGH, ONTARIO M1B 2Y4	
Client:	Hayburn Wyke c/o Keith Dobbie.
Job Title:	Application for Replacement Caravan Hayburn Wyke, Hodges Hill, Cloughton, Scarborough.
Project Title:	Proposed Caravan Proposed Elevations of Modular Units
Title: Application for Replacement Caravan	
Date:	APRIL 2018
Scale:	1:25 @ A1 or 1:50 @ A3
Drawn:	GK
Checked:	GK
Approved:	
Drawn:	KYN014021-07
Rev:	F



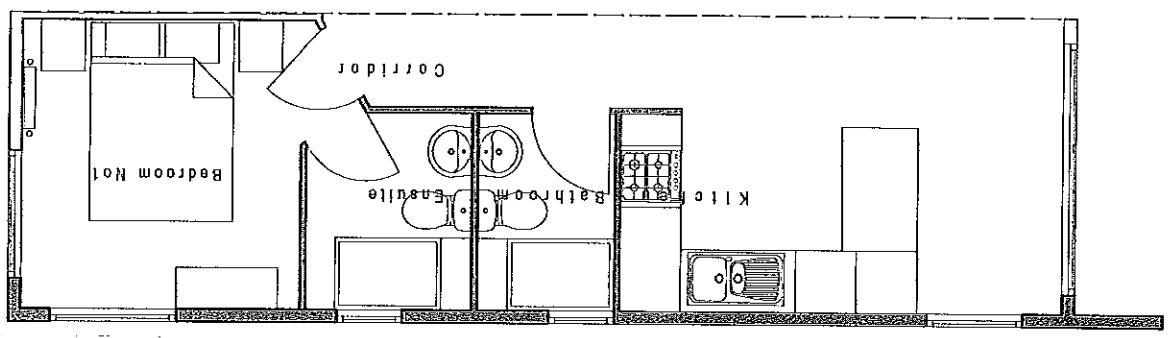
Approved  
 Not to scale

	
KENNEDY DESIGN 100 WYNDHAM GARDEN SCARBOROUGH, ONTARIO M1H 2A4	
Client:	Heyburn Wyke c/o Keith Dobbie.
Job Title:	Application for Replacement Caravan Heyburn Wyke, Hodgsons Hill, Cloughton, Scarborough.
Drawn by:	Proposed Caravan Proposed Plans of Modular Units
Title: Application for Replacement Caravan	
Date:	APRIL 2018
Scale:	1:25 (A1) or 1:50 (A3)
Drawn by:	GK
Checked by:	GK
Appr'd by:	
City No.:	KYN014021-08
Rev.:	F

Modular Building Unit No2

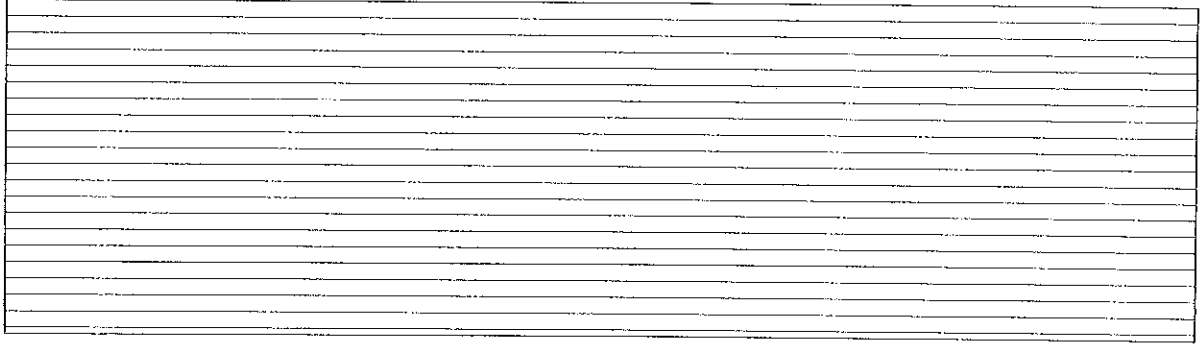


Modular Building Unit No1

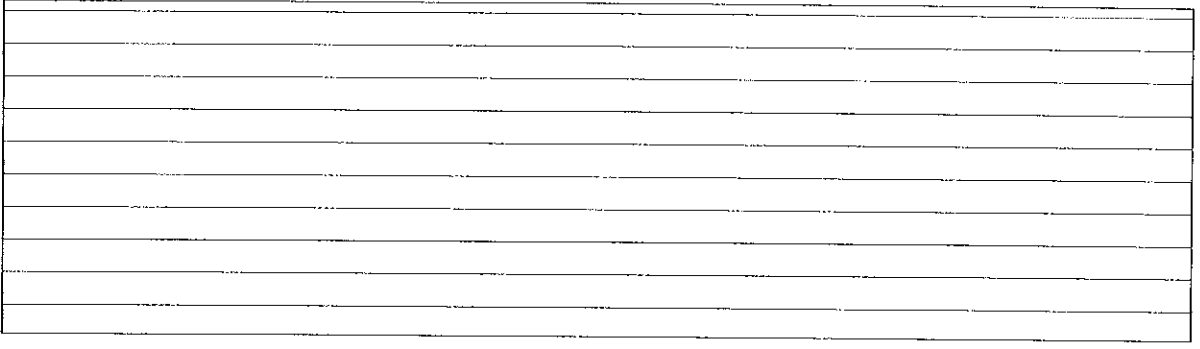


PROPOSED ROOF PLAN

Modular Building Unit No2

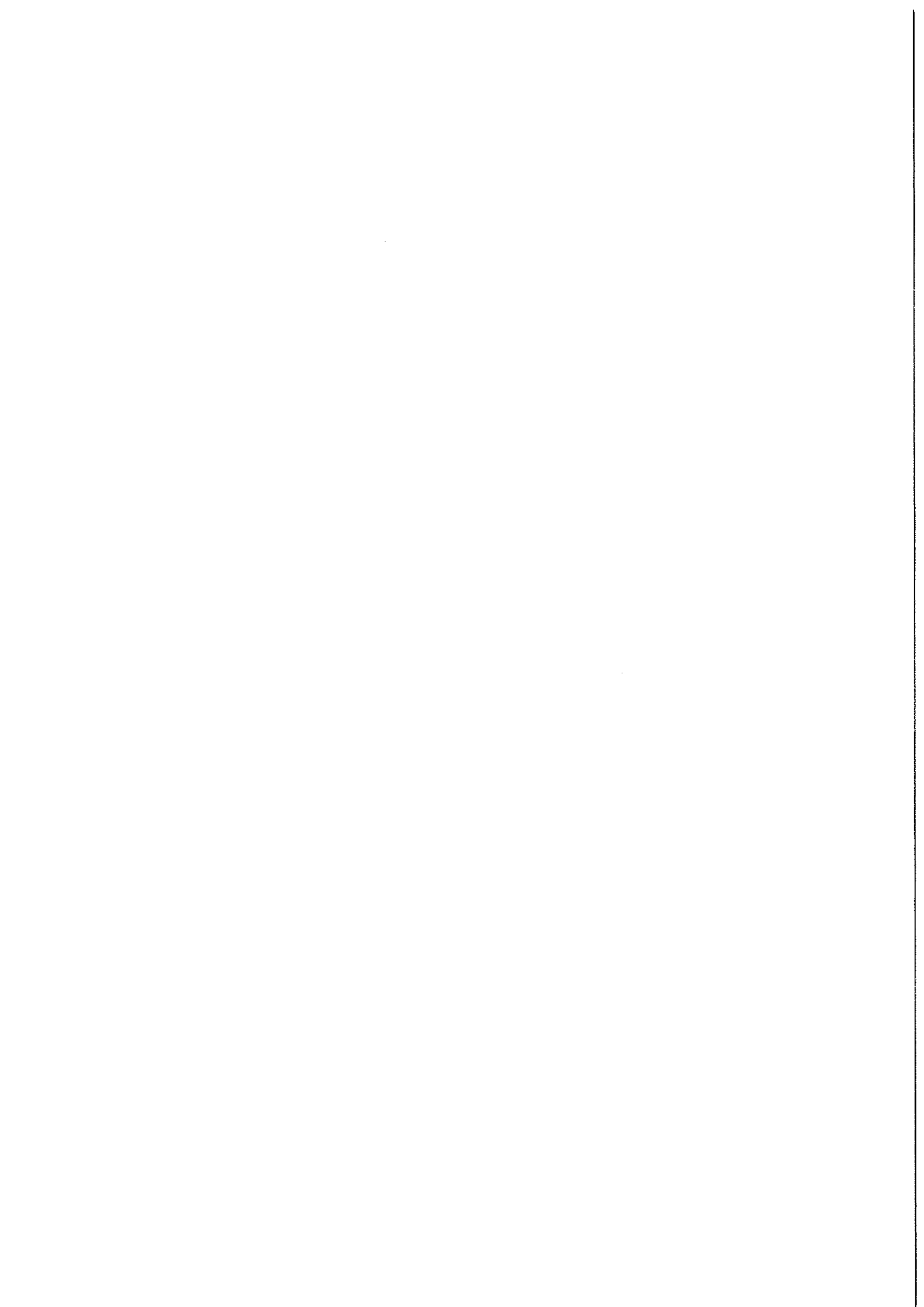


Modular Building Unit No1



NYANIPA  
 1-11-2018





Mr K Dobbie  
19 Braids Walk  
Kirkella  
Hull  
HU10 7PD

Your ref:

Our ref: NYM/2015/0885/FL

Date: 7 December 2016

Dear Mr Dobbie

**Change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale**

Please find enclosed a copy of the decision notice for the above planning application which was refused by the Members of the Planning Committee at their meeting on 17 November 2016.

You will be aware that there was some discussion during the committee meeting as to what you were entitled to replace the existing touring caravan with under the terms of the Certificate of Lawfulness. To avoid any confusion I have asked our solicitor, who was also present at the meeting, for his legal opinion and can advise as follows:

The Certificate of Lawfulness specifically refers to the siting of a touring caravan on the land and the rules of interpretation of this phrase require that the "natural and ordinary meaning of the language" should be applied and any interpretation that would lead to a perverse outcome should be avoided. Regard should also be had to the legal and factual context, in particular that the Certificate is a public document which may be relied on by parties unrelated to those originally involved.

It is the Authority's view that the phrase "touring caravan" means a caravan that is capable of being towed by a vehicle in the UK in accordance with vehicle towing restrictions which prevailed at the date of the Certificate. Those restrictions are:

Towing vehicle under 3500kg GVW

Maximum length (excluding the coupling and drawbar): 7.0 metres

Maximum width: 2.55 metres

Towing vehicle over 3500kg GVW-

Maximum length (excluding the coupling and drawbar): 12 metres if at least 4 wheels

Maximum width: 2.55 metres

Length of towing vehicle & caravan combined: not exceed 18 metres

Our Ref: NYM/2015/0885/FL

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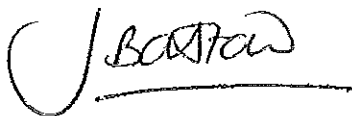
Date: 7 December 2016

Therefore I can confirm that you can replace the existing touring caravan with another touring caravan that fulfils the above dimensions provided that it is sited within the red edge of the plan attached to the Certificate of Lawfulness and is not sited elsewhere within the paddock or woodland. However the Certificate does not entitle you to replace the touring caravan with a static caravan, log cabin or similar structure that would otherwise fulfil the definition of a caravan under the Caravan Sites Act 1968.

The phrase "touring caravan" is also considered to include anything that remains ancillary to the stationing of such a touring caravan, with "ancillary" being measured only in relation to the red edge of the Certificate, not to any notional wider "planning unit" such as the paddock or surrounding woodland.

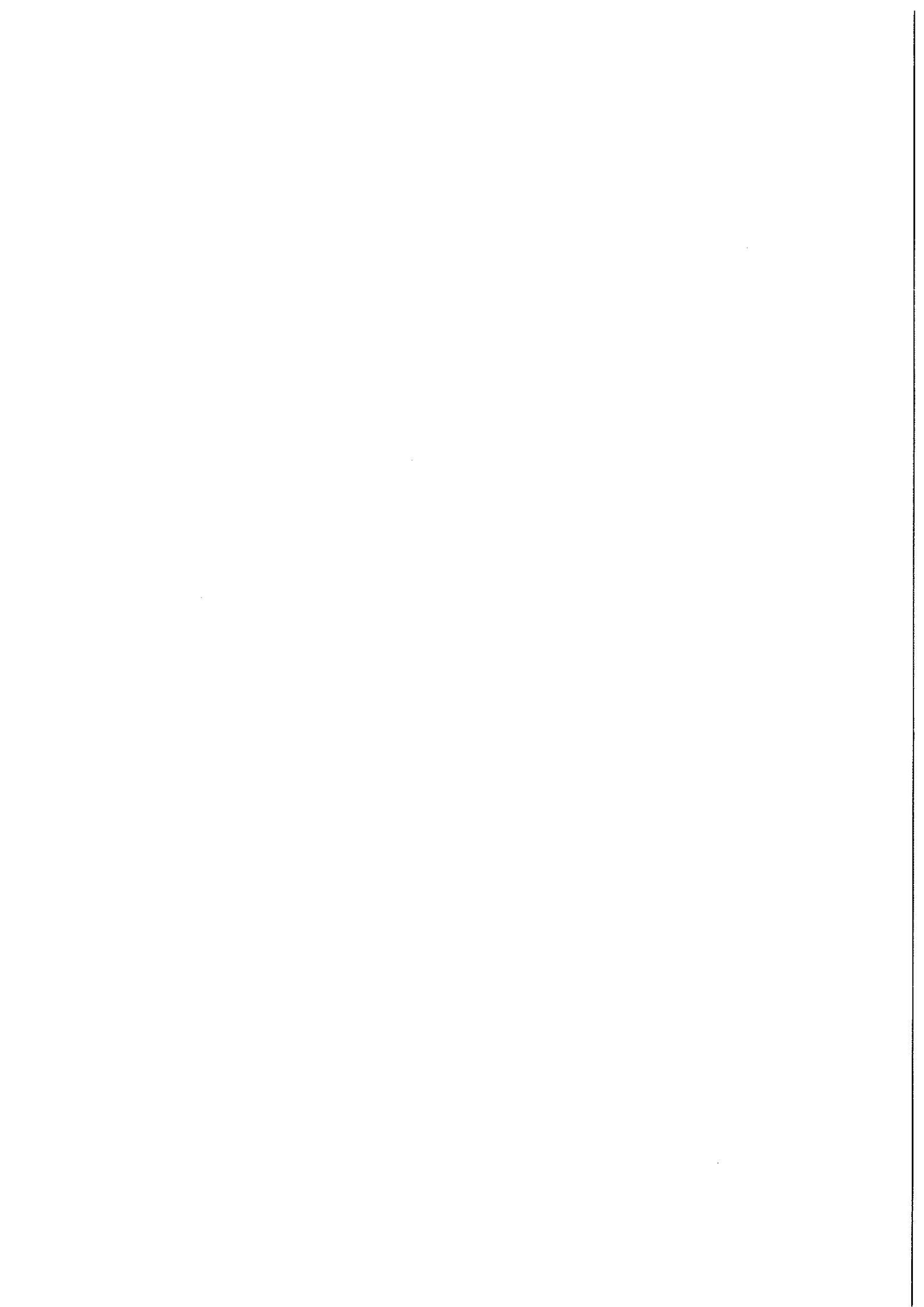
I trust I have clarified the legal position for you as far as the Authority is concerned but please do not hesitate to contact me should you require any further advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Bastow', with a horizontal line underneath the name.

Mrs Jill Bastow  
Senior Planning Officer

List No	Plan No and Description of Proposal
1.	NYM/2016/0545/FL – Creation of opening to terrace wall to form bin store (part retrospective) together with installation of a TV aerial, security camera, hand rail, sliding door and replacement steps at former Joiners Workshop adjoining Beck View Cottage, Staithes for Mr Gary Hill, Southview, Carlton-in-Cleveland, North Yorkshire, TS9 7BB.
	<b>Decision</b> Approved as recommended.
2.	NYM/2016/0563/FL – Proposed infilling of existing canopy to form porch together with installation of replacement refrigeration unit with canopy over, air conditioning unit and air cooled condenser at Co-op Store, 5 Whitby Road, Staithes, for The Co-operative 1 Angel Square, Manchester, M60 0AG.
	<b>Decision</b> Approved with the decision delegated to the Director of Planning to clear an additional condition concerning the material of the roof of the canopy to the rear service yard.
3.	NYM/2016/0691/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for removal of existing sculptures and erection of 1 no. painted steel lobster sculpture, installation of seating area, construction of retaining structure, formation of paths, relocation of rock and interpretation board and landscaping works at Staithes Bank Top, Junction of Staithes Lane and White Gate Close, Staithes, for North York Moors Authority, fao: Mr Michael Graham, The Old Vicarage, Bondgate, Helmsley, YO62 5BD.
	<b>Decision</b> Approved as recommended.
4.	NYM/2016/0739/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for installation of features along existing riverside trail at The Moors Centre, Lodge Lane, Danby for North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP
	<b>Decision</b> Approved as recommended.
5.	NYM/2015/0885/FL – Change of use of land from the siting of a caravan to the siting of a log cabin/mobile unity for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale for Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD.
	<b>Decision</b> Minded to the refuse the application contrary to Officer recommendation as Members considered that the proposed increase in days of occupation and change in occupants to that allowed under the existing Certificate of Lawfulness to be an unacceptable intensification of use, which together with the unauthorised operational development and greater size and degree of permanency of the proposed mobile home was harmful to the character and appearance of the area. Members delegated the decision to the Director of Planning to clear the detailed reason for refusal following the receipt of legal clarification whether the Caravan Act differentiates between a permanent static caravan and permanent touring caravan.
6.	NYM/2016/0542/LB – Listed Building consent for internal alterations including removal of internal partitions and walls at Blue Bell Inn, Ingleby Cross Scarth Lees Diversion, Ingleby Cross for Mr & Mrs Lill, Blue Bell Inn, Scarth Lees Diversion, Ingleby Cross, DL6 3NF.
	<b>Decision</b> Officers have been in negotiation with the applicants agent and following submission of amended plans the objections made by The Victorian Society and the Authority's Building Conservation Team have been withdrawn. On this basis the application was withdrawn from the Planning Agenda and determined under the Director of Planning's delegated powers.



## North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Cloughton	App No. NYM/2015/0885/FL
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**Proposal:** change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track

**Location:** paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale

**Applicant:** Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD

**Agent:** Kynman Design, fao: Mr Graeme Kynman, 59 North Bar Without Beverley, East Yorkshire, HU17 7AB

**Date for Decision:** 06 April 2016

**Grid Ref:** SE 499578 497505

### Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. RSU000 The log cabin hereby approved shall only be occupied for holiday and/or recreational purposes by the owner of the land edged blue on the attached plan and members of the family and friends of the owner, for up to 150 days a calendar year and shall not be occupied as a person's sole or main place of residence. The owner shall maintain an up-to-date register of all occupants of the log cabin and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
4. GACS07 External Lighting - Submit Details
5. MATS28 Timber Cladding Samples
6. MATS19 Roof Colouring (dark grey)
7. DRGE00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until full details of the proposed means of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
8. HWAY00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  1. The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E9A.
  2. Provision to prevent surface water from the site/plot discharging onto the existing highway shall be and maintained thereafter to prevent such discharges.
 All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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**Application No: NYM/2015/0885//FL**


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## Conditions continued

- |     |               |   |
|-----|---------------|---|
| 9.  | LNDS01        | Landscaping Scheme Required (hedgerow and tree planting alongside the western boundary of the site with the public highway)   |
| 10. | LNDS10        | Details of Hardsurfacing to be Submitted  |
| 11. | LANDS12       | Access Surfacing - Details Specified (crushed limestone)  |
| 12. | WPDR12        | Site Licence Required   |
| 13. | <b>RSU000</b> | <b>Prior to the first use of the log cabin hereby approved, the existing touring caravan shall be removed from the site. Thereafter the lawful use of the site for the siting of a touring caravan granted under Certificate of Lawfulness NYM/2015/0535/CLE shall cease and no further caravans shall be brought onto the site.</b>                    |
| 14. | MISC00        | If the log cabin hereby approved remains vacant and unoccupied as holiday accommodation for a period exceeding one year then the log cabin shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing. |

**Informative**

- In relation to condition 8 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

**Consultations**

**Parish** – Strongly oppose the application for the following reasons:

- The appearance is akin to a park home or holiday lodge and likely to be used year round as a residence or holiday home – such intensification would have an unacceptable impact on the peace and quiet of the adjoining properties.
- Units of this nature are designed to be connected to main services yet there is no provision for a septic tank. The disposal from chemical toilets would be problematic as there is no mains drainage and could lead to pollution of the adjoining watercourses.
- There is no commercial/business element to the existing site and therefore the proposal does not comply with DP16 Part 2 which requires it to be physically and functionally linked to an existing business.
- An increase from 100 nights/year at weekend to 150 days/year is unacceptable and changes the nature of use of the site.
- The track has already been lengthened and upgraded.

Additional comments - Concerned that on the website Linked In the applicant is listed as the Chief Executive Officer of Hayburn Wood Lodges, a new site development of upmarket lodge retreats in a woodland setting. This implies that this application is the first of several lodges to be placed on the site for the purposes of running a tourism business.

**Highways** – No objections.

**Environmental Health Officer** – No comments received.



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**Application No: NYM/2015/0885//FL**

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**Forestry Commission** – No comments received.

**Site Notice Expiry Date** – 16 March 2016

**Others - Kelsall McEwan and Thea Benatar, Hayburn Dene, Staintondale**  
**Patricia Richardson, Bridge Farm, Staintondale**  
**Mr & Mrs Carr, Bridge Cottage, Staintondale**  
**Kath Land, 17 Woodland Rise, Wakefield (owner of Wyke Lodge Cottage)**

Object for some or all of the following reasons:

- The footprint is similar to that of an average four bedroom detached house – to place a building on a site with no previous development would harm the unspoilt woodland and meadowland.
- Such structures have a life span of at least 40 years – the applicant is effectively seeking to replace a touring caravan with a house.
- In the revised position the building would be screen from the road but its impact on neighbours would not be reduced and would be still in full view, especially following the felling of trees and during the winter months when the remaining trees are bare;
- The applicant is continuously removing shrubbery and trees which is opening up the site to view.
- Our preference would be for development to take place in the south paddock well away from neighbouring properties where connection to services would be less disruptive.
- A septic tank and soakaway will be required – waste will end up in the river below;
- The noise and light pollution from 150 days occupancy would seriously impact on neighbouring properties – how would this be enforced?
- There is no commercial business associated with the site to link the building to as required by Development Policy 16.
- The access lies in a dip in the road near a sharp bend – any increase in traffic would be a highways disaster.
- The applicant continues to develop the site in anticipation of being granted planning permission and continue to fell trees.
- The area is saturated with holiday cottages and another next door to ours would be detrimental to our business.
- There are no local amenities to benefit from a further holiday development in this area of the Park.
- Concerned that the applicant's long term intention is to develop a holiday chalet site.

**Kelsall McEwen and Thea Benatar, Hayburn Dene, Staintondale** - Raise the following additional objections in response to the Officer Report:

- The report is unacceptably biased with little or no objectivity and with many deliberately misleading claims; e.g. the officer claims to have identified 'matters of concern' and talks of 'negotiating, with the applicant, acceptable amendments to the proposal to address those concerns.' We would assert that the Planning Officer has taken no account of the objections raised and has negotiated no acceptable amendments.
- No objections have been raised about the visibility of the lodge from the road and as such the amendment to position it further into the site is inconsequential. In fact it will still be in full view to us from our house and garden.
- The Officer has made no attempt to contact us or to look at the site from our property and so has no understanding of how the applicants land lies in relation to ours and is not qualified to make an objective assessment.

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**Application No: NYM/2015/0885//FL**

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## Others continued

- The Officer has failed to address the possibility of placing the proposed development in the southern part of the applicant's land that is considerably further from all existing properties and screened by woodland.
- The comment that the chalet is 'of a high quality, contemporary design' is highly subjective and completely inaccurate: it still is a timber clad static caravan. By whom is this design considered more in keeping? Why should either a standard static caravan or Swiss style chalet be the only other design options?
- The Officer also justifies the removal of hedgerow along the applicant's property as necessary in 'preparation for the delivery of the timber lodge'. This implies that the applicant has already been reassured that he will be granted planning permission.
- The Parish Council has expressed concern over foul water leaching into the river and the applicant has responded that all foul water will be contained by a septic tank, and then emptied by a sludge tanker. However a septic tank would soak away into the surrounding ground and river, and ideally would not need to be emptied. We believe that what the applicant may actually be referring to is a self contained tank such as a cesspool. These do not soak away and need to be regularly emptied. This is likely to be a substantial tank require extensive excavation and a large amount of permanent construction. The Officer has lightly dismissed the very real concerns of the Parish Council and our previous concerns regarding waste disposal.
- The Officer's reliance on the definition of a caravan to support the recommendation may or may not be accurate but it demonstrates that it is based on technical loopholes rather than common sense. If the lodge should be 'physically capable of being moved by road from one place to another' then perhaps it should be removed from the site for the 215 days it is not in use? Furthermore surely a high quality chalet contravenes the Caravan Sites Act 1968?
- We are extremely disappointed with the quality of the Officer's report, which should be objective, enlightening and convincing based on good arguments and compromise yet it is far from this.

### **Background**

This was deferred from the October meeting of the Planning Committee in order to allow Members the opportunity to visit the site in particular to see the relationship of the site to the neighbouring residential properties. The previous report is repeated below:

This application relates to a paddock surrounded by woodland lying to the south of Wyke Lodge, Hodgson Hill, Staintondale. On the site at present is a touring caravan for which a Certificate of Lawfulness has recently been granted, along with a small timber shed.

The Certificate of Lawfulness was granted in October 2015 following a change in the ownership of the land along with another paddock to the south and the surrounding woodland. It states that the use of the land for the siting of one touring caravan for use by the owner (and family members) of the land for holiday and/or recreational purposes only, for up to 100 nights a calendar year at weekends, and not as permanent residential accommodation or for any commercial use is lawful.

The applicant now seeks planning permission to replace the touring caravan with a timber lodge. The lodge would measure 10 metres by 6 metres with an eaves height of 2.4 metres max and a ridge height of 3.7 metres max. It would provide an open plan living area, utility, two double bedrooms and two bathrooms.

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**Application No: NYM/2015/0885//FL**

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**Background continued**

It fulfils the definition of a caravan set out in the Caravan Sites Act 1968 (as amended) being a structure, not measuring more than 20 metres by 6.8 metres, designed for human habitation which is composed of not more than two sections separately constructed and designed to be assembled on a site; and is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).

It is proposed to locate the timber lodge some 25 metres to the east of the present touring caravan, beyond the rise on the land where the land is approx. 2 metres lower than the current site. The applicant also seeks planning permission to replace the existing timber chicken shed with a timber clad store of similar dimensions to provide storage for various equipment needed for the management of the site.

In addition the applicant would like to be able to allow family and friends to use the timber lodge for holiday purposes, up to a maximum of 150 days per calendar year and not restricted just to weekends as with the current Certificate of Lawfulness. However the applicant has confirmed there would be no commercial letting of the lodge.

Members will be aware that a Woodland Tree Preservation Order was recently served of the woodland surrounding the paddock as there was concern at the extent of works being undertaken by the applicant. Since then the Authority has granted consent for the felling of a number of diseased trees along with some coppicing and removal of overhangs to reduce the likelihood of fractures to vulnerable trees.

**Main Issues****Policy**

The relevant policies of the Core Strategy and Development Policies Document are considered to be Core Policy A and Development Policy 16.

Core Policy A is the overarching policy used to deliver the National Park Purposes. In particular it seeks to ensure that development does not have an unacceptable impact on the wider landscape or quiet enjoyment, peace and tranquillity of the Park whilst providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.

Development Policy 16 deals with proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites. The proposal is for the replacement of a touring caravan with a timber lodge and whilst there will be an intensification of use, it is not considered to be either the creation of a new chalet site or the expansion of an existing site as envisaged by the policy. However the criteria of that policy provides relevant guidelines to considering what development might be acceptable on the application site. The policy requires all proposals to be located within an area of well established woodland so as to provide a setting for the proposed development and to ensure the proposal does not harm the Park's special qualities; to be physically and functionally linked to an existing business and to be managed appropriately without the need for additional permanent residential accommodation; and to be in close proximity to the road network and not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.

The policy also states that the scale of the development and the design of the proposed structures together with the anticipated levels of activity must not adversely affect the special qualities of the National Park and that proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

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**Application No: NYM/2015/0885//FL**

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**Principle**

This application is not considered to be the establishment of a new chalet site or the expansion of an existing one but rather the replacement of an existing touring caravan (which has an established lawful use in that location) with a larger caravan, albeit a timber lodge (please refer to the legal definition of a caravan explained in the Background). However the criteria of Development Policy 16 provide some useful guidance for assessing the acceptability of the proposal as discussed in detail below.

It should be noted that there is no existing business at the site to link the proposed timber lodge to. However as this is a replacement structure with modest intensification in its use from personal use for up to 100 days per calendar year to holiday use for family and friends for up to 150 days per calendar year, it is not considered that a new chalet site is being established to warrant on site management accommodation.

**Design and Landscape Impact**

The site is surrounded by Ancient Woodland in the applicant's control. It is covered by a Woodland Tree Preservation Order and this provides a degree of reassurance that the screening will remain in place in perpetuity subject to some controlled management. The position of the proposed timber lodge would be some 25 metres to the east of the existing touring caravan where the land is some 2 metres lower. This will ensure that the proposal is well screened from the road and not visible to view in the wider landscape.

Officers are aware that recent woodland management works have opened up the site to public view. Furthermore the widening of the access in preparation for the delivery of the timber lodge and its surfacing with construction waste has destroyed the discrete wooded nature of the original access. However the works undertaken to the woodland were necessary to remove diseased and dying trees and the applicant is fully prepared to re-establish the roadside hedge to improve the screening of the site. In addition he has agreed to surface the track in a local crushed limestone to improve its appearance.

With regard to the design and construction of the proposed timber lodge, it is a modular unit of two parts which would be assembled on site with a surface mounted plinth foundation system. This will ensure that the timber lodge would not be a permanent structure and could be removed as and when no longer required, and the land restored. The design of lodge has been amended at Officer's request since originally submitted from what was in effect a timber clad static caravan to a chalet of a high quality, contemporary design. Whilst not necessarily of the local vernacular, it is considered to be more in keeping with the locality than either a flat roof caravan or a wide gable Swiss style chalet and would be more discrete.

**Impact on Residential Amenity**

Whilst the proposed timber lodge and the change in the nature of use will bring about an intensification of use, it is not considered that this will adversely harm the residential amenity presently enjoyed by the occupants of adjoining properties. With regard to adjoining neighbours, the site of the proposed timber lodge would be some 45 metres from Bridge Cottage to the north, and 75 metres from Wyke Lodge and Wyke Lodge Cottage, and would be largely screened by the existing woodland.

Whilst there will be an increase in activity about the site as a result of a larger unit and a greater number of days potential occupancy, it is not considered that this will be of such a level as to detract from their quiet enjoyment of their property.

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**Highway Safety**

The site is in close proximity to the road network with an access taken directly from the Cloughton to Staintondale Road and whilst a larger unit will bring about an increase in traffic to and from the site, this is likely to be very modest and as such Officers consider it would not be harmful to the character of the area.

The Highway Authority has commented that whilst there has been a caravan on the site for a number of years, the access has not been properly constructed with vehicles driving across the grass verge causing damage to the highway verge. Any permission for a new structure on the site should require the construction of an access to the standards of the local Highway Authority to ensure mud is not tracked onto the carriageway as has been in the past thereby preventing danger to other highway users. As such the Highway Authority does not raise an objection to the proposal on highway safety grounds and concludes that the construction of a better access would actually improve the existing situation.

**Drainage**

With regard to the concerns expressed regarding drainage the applicant has responded that all foul sewage will be contained by septic tank and then emptied by a sludge tanker to dispose of off-site, which is a common practice in the area. The use of appropriate chemicals is a personal preference to eliminate odours that could cause offence.

**Conclusion**

The applicant could replace the existing touring caravan with another tourer of significantly larger dimensions, in the same place without the need for planning permission. Officers consider that this would be much more harmful in the landscape as it would be visible from the road and the immediate neighbours to the north. By locating the proposed lodge further to the east it would not be visible from the road and the design and materials of the proposed chalet would ensure that its prominence in views from neighbouring properties is minimised.

In view of the above it is considered that the proposal would not have an unacceptable impact on the wider landscape or quiet enjoyment, peace and tranquillity of the Park whilst providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities in accordance with Core Policy A and Development Policy 16.

**Contribution to Management Plan Objectives**

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation in the Park.

**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Application No: NYM/2015/0885//FL

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### **Additional Background Information**

The agent has provided additional information in support of his application following the Members site visit earlier this month as follows:

- Foul drainage will be to a biotech septic tank where waste water is contained and emptied as and when required which will be not very often due to restricted occupancy. A chemical enzyme will be introduced which will greatly reduce the frequency of emptying.
- Additional holly screen planting is proposed along the northern boundary of the site.
- The site will need to be excavated by approx. 1 metre to base clay level for the foundation pads to sit on and this will have the effect of reducing the height of the timber lodge by approx. 600mm as illustrated by the 'mock up' timber frame view on site by Members.

## North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Cloughton	App No. NYM/2015/0885/FL
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**Proposal:** change of use of land from the siting of a caravan to the siting of a log cabin/mobile unit for holiday use along with erection of store and associated works to access track

**Location:** paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale

**Applicant:** Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD

**Agent:** Kynman Design, fao: Mr Graeme Kynman, 59 North Bar Without Beverley, East Yorkshire, HU17 7AB

**Date for Decision:** 06 April 2016

**Grid Ref:** SE 499578 497505

### Director of Planning's Recommendation

**Approval subject to the signing of a Section 106 Agreement to yield the lawful position granted by the Certificate of Lawful Use and the following condition(s):**

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. RSU000 The log cabin hereby approved shall only be occupied for holiday and/or recreational purposes by the owner of the land edged blue on the attached plan and members of the family and friends of the owner, for up to 150 days a calendar year and shall not be occupied as a person's sole or main place of residence. The owner shall maintain an up-to-date register of all occupants of the log cabin and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
4. GACS07 External Lighting - Submit Details
5. MATS28 Timber Cladding Samples
6. MATS19 Roof Colouring (dark grey)
7. DRGE00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until full details of the proposed means of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
8. HWAY00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  1. The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E9A.
  2. Provision to prevent surface water from the site/plot discharging onto the existing highway shall be and maintained thereafter to prevent such discharges.
 All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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**Application No: NYM/2015/0885//FL**


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**Conditions continued**

- |     |         |  |
|-----|---------|--|
| 9.  | LNDS01  | Landscaping Scheme Required (hedgerow and tree planting alongside the western boundary of the site with the public highway)  |
| 10. | LNDS10  | Details of Hardsurfacing to be Submitted   |
| 11. | LANDS12 | Access Surfacing - Details Specified (crushed limestone)   |
| 12. | WPDR12  | Site Licence Required  |
| 13. | RSU000  | Prior to the first use of the chalet hereby approved, the existing touring caravan shall be removed from the site. Thereafter, no caravans shall be brought onto the site without the prior written permission of the Local Planning Authority.  |
| 14. | MISC00  | <b>If the log cabin hereby approved remains vacant and unoccupied as holiday accommodation for a period exceeding one year then the log cabin shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing.</b> |

**Informative**

1. In relation to condition 8 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. **Section 106 Agreement**

## **Consultations**

**Parish** – Strongly oppose the application for the following reasons:

- The appearance is akin to a park home or holiday lodge and likely to be used year round as a residence or holiday home – such intensification would have an unacceptable impact on the peace and quiet of the adjoining properties.
- Units of this nature are designed to be connected to main services yet there is no provision for a septic tank. The disposal from chemical toilets would be problematic as there is no mains drainage and could lead to pollution of the adjoining watercourses.
- There is no commercial/business element to the existing site and therefore the proposal does not comply with DP16 Part 2 which requires it to be physically and functionally linked to an existing business.
- An increase from 100 nights/year at weekend to 150 days/year is unacceptable and changes the nature of use of the site.
- The track has already been lengthened and upgraded.

**Additional comments** - Concerned that on the website **Linked In** the applicant is listed as the **Chief Executive Officer of Hayburn Wood Lodges**, a new site development of upmarket lodge retreats in a woodland setting. This implies that this application is the first of several lodges to be placed on the site for the purposes of running a tourism business.

**Highways** – No objections.

**Environmental Health Officer** – No comments received.



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**Application No: NYM/2015/0885/FL**

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Consultations continued

**Forestry Commission** – No comments received.

**Site Notice Expiry Date** – 16 March 2016

**Others - Kelsall McEwan and Thea Benatar, Hayburn Dene, Staintondale  
Patricia Richardson, Bridge Farm, Staintondale  
Mr & Mrs Carr, Bridge Cottage, Staintondale  
Kath Land, 17 Woodland Rise, Wakefield (owner of Wyke Lodge Cottage)**

Object for some or all of the following reasons:

- The footprint is similar to that of an average four bedroom detached house – to place a building on a site with no previous development would harm the unspoilt woodland and meadowland.
- Such structures have a life span of at least 40 years – the applicant is effectively seeking to replace a touring caravan with a house.
- In the revised position the building would be screen from the road but its impact on neighbours would not be reduced and would be still in full view, especially following the felling of trees and during the winter months when the remaining trees are bare;
- The applicant is continuously removing shrubbery and trees which is opening up the site to view.
- Our preference would be for development to take place in the south paddock well away from neighbouring properties where connection to services would be less disruptive.
- A septic tank and soakaway will be required – waste will end up in the river below;
- The noise and light pollution from 150 days occupancy would seriously impact on neighbouring properties – how would this be enforced?
- There is no commercial business associated with the site to link the building to as required by Development Policy 16.
- The access lies in a dip in the road near a sharp bend – any increase in traffic would be a highways disaster.
- The applicant continues to develop the site in anticipation of being granted planning permission and continue to fell trees.
- The area is saturated with holiday cottages and another next door to ours would be detrimental to our business.
- There are no local amenities to benefit from a further holiday development in this area of the Park.
- Concerned that the applicant's long term intention is to develop a holiday chalet site.

**Additional comments - Kelsall McEwen and Thea Benatar, Hayburn Dene, Staintondale - Request deferral of the application to allow time to research and respond to the Officer's report, to which we have many objections and queries, and to allow attendance at the Planning Committee. Such short notice of the Meeting precludes us from attending given work commitments and childcare arrangements. We are not familiar with planning policy and need more time to thoroughly review these. There is little objectivity in the officer's report and a strong bias in favour of the applicant.**

**Also raise the following objections in response to the Officer Report:**

- **The report is unacceptably biased with little or no objectivity and with many deliberately misleading claims; e.g. the officer claims to have identified 'matters of concern' and talks of 'negotiating, with the applicant, acceptable amendments to the proposal to address those concerns.'**

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**Application No: NYM/2015/0885/FL**

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Others continued

We would assert that the Planning Officer has taken no account of the objections raised and has negotiated no acceptable amendments.

- No objections have been raised about the visibility of the lodge from the road and as such the amendment to position it further into the site is inconsequential. In fact it will still be in full view to us from our house and garden.
- The Officer has made no attempt to contact us or to look at the site from our property and so has no understanding of how the applicants land lies in relation to ours and is not qualified to make an objective assessment.
- The Officer has failed to address the possibility of placing the proposed development in the southern part of the applicant's land that is considerably further from all existing properties and screened by woodland.
- The comment that the chalet is 'of a high quality, contemporary design' is highly subjective and completely inaccurate: it still is a timber clad static caravan. By whom is this design considered more in keeping? Why should either a standard static caravan or Swiss style chalet be the only other design options?
- The Officer also justifies the removal of hedgerow along the applicant's property as necessary in 'preparation for the delivery of the timber lodge'. This implies that the applicant has already been reassured that he will be granted planning permission.
- The Parish Council has expressed concern over foul water leaching into the river and the applicant has responded that all foul water will be contained by a septic tank, and then emptied by a sludge tanker. However a septic tank would soak away into the surrounding ground and river, and ideally would not need to be emptied. We believe that what the applicant may actually be referring to is a self contained tank such as a cesspool. These do not soak away and need to be regularly emptied. This is likely to be a substantial tank require extensive excavation and a large amount of permanent construction. The Officer has lightly dismissed the very real concerns of the Parish Council and our previous concerns regarding waste disposal.
- The Officer's reliance on the definition of a caravan to support the recommendation may or may not be accurate but it demonstrates that it is based on technical loopholes rather than common sense. If the lodge should be 'physically capable of being moved by road from one place to another' then perhaps it should be removed from the site for the 215 days it is not in use? Furthermore surely a high quality chalet contravenes the Caravan Sites Act 1968?
- We are extremely disappointed with the quality of the Officer's report, which should be objective, enlightening and convincing based on good arguments and compromise yet it is far from this.

### **Background**

This application relates to a paddock surrounded by woodland lying to the south of Wyke Lodge, Hodgson Hill, Staintondale. On the site at present is a touring caravan for which a Certificate of Lawfulness has recently been granted, along with a small timber shed.

The Certificate of Lawfulness was granted in October 2015 following a change in the ownership of the land along with another paddock to the south and the surrounding woodland. It states that the use of the land for the siting of one touring caravan for use by the owner (and family members) of the land for holiday and/or recreational purposes only, for up to 100 nights a calendar year at weekends, and not as permanent residential accommodation or for any commercial use is lawful.

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**Application No: NYM/2015/0885/FL**

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**Background continued**

The applicant now seeks planning permission to replace the touring caravan with a timber lodge. The lodge would measure 10 metres by 6 metres with an eaves height of 2.4 metres max and a ridge height of 3.7 metres max. It would provide an open plan living area, utility, two double bedrooms and two bathrooms.

It fulfils the definition of a caravan set out in the Caravan Sites Act 1968 (as amended) being a structure, not measuring more than 20 metres by 6.8 metres, designed for human habitation which is composed of not more than two sections separately constructed and designed to be assembled on a site; and is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).

It is proposed to locate the timber lodge some 25 metres to the east of the present touring caravan, beyond the rise on the land where the land is approx. 2 metres lower than the current site. The applicant also seeks planning permission to replace the existing timber chicken shed with a timber clad store of similar dimensions to provide storage for various equipment needed for the management of the site.

In addition the applicant would like to be able to allow family and friends to use the timber lodge for holiday purposes, up to a maximum of 150 days per calendar year and not restricted just to weekends as with the current Certificate of Lawfulness.

Members will be aware that a Woodland Tree Preservation Order was recently served of the woodland surrounding the paddock as there was concern at the extent of works being undertaken by the applicant. Since then the Authority has granted consent for the felling of a number of diseased trees along with some coppicing and removal of overhangs to reduce the likelihood of fractures to vulnerable trees.

### **Main Issues**

#### **Policy**

The relevant policies of the Core Strategy and Development Policies Document are considered to be Core Policy A and Development Policy 16.

Core Policy A is the overarching policy used to deliver the National Park Purposes. In particular it seeks to ensure that development does not have an unacceptable impact on the wider landscape or quiet enjoyment, peace and tranquillity of the Park whilst providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.

Development Policy 16 deals with proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites. The proposal is for the replacement of a touring caravan with a timber lodge and whilst there will be an intensification of use, it is not considered to be either the creation of a new chalet site or the expansion of an existing site as envisaged by the policy. However the criteria of that policy provides relevant guidelines to considering what development might be acceptable on the application site. The policy requires all proposals to be located within an area of well established woodland so as to provide a setting for the proposed development and to ensure the proposal does not harm the Park's special qualities; to be physically and functionally linked to an existing business and to be managed appropriately without the need for additional permanent residential accommodation; and to be in close proximity to the road network and not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.

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**Application No: NYM/2015/0885/FL**

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**Main Issues continued**

The policy also states that the scale of the development and the design of the proposed structures together with the anticipated levels of activity must not adversely affect the special qualities of the National Park and that proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

**Principle**

This application is not considered to be the establishment of a new chalet site or the expansion of an existing one but rather the replacement of an existing touring caravan (which has an established lawful use in that location) with a larger caravan, albeit a timber lodge. (See previous explanation of the legal definition of a caravan). However the criteria of Development Policy 16 provide some useful guidance for assessing the acceptability of the proposal as discussed in detail below.

It should be noted that there is no existing business at the site to link the proposed timber lodge to. However as this is a replacement structure with modest intensification in its use from personal use for up to 100 days per calendar year to holiday use for family and friends for up to 150 days per calendar year, it is not considered that a new chalet site is being established to warrant on site management accommodation.

**Design and Landscape Impact**

The site is surrounded by Ancient Woodland in the applicant's control. It is covered by a Woodland Tree Preservation Order and this provides a degree of reassurance that the screening will remain in place in perpetuity subject to some controlled management. The position of the proposed timber lodge would be some 25 metres to the east of the existing touring caravan where the land is some 2 metres lower. This will ensure that the proposal is well screened from the road and not visible to view in the wider landscape.

Officers are aware that recent woodland management works have opened up the site to public view. Furthermore the widening of the access in preparation for the delivery of the timber lodge and its surfacing with construction waste has destroyed the discrete wooded nature of the original access. However the works undertaken to the woodland were necessary to remove diseased and dying trees and the applicant is fully prepared to re-establish the roadside hedge to improve the screening of the site. In addition he will surface the track in a local crushed limestone to improve its appearance.

With regard to the design and construction of the proposed timber lodge, it is a modular unit of two parts which would be assembled on site with a surface mounted plinth foundation system. This will ensure that the timber lodge would not be a permanent structure and could be removed as and when no longer required, and the land restored. The design of lodge has been amended at Officer's request since originally submitted from what was in effect a timber clad static caravan to a chalet of a high quality, contemporary design. Whilst not necessarily of the local vernacular, it is considered to be more in keeping with the locality than either a flat roof caravan or a wide gable Swiss style chalet.

**Impact on Residential Amenity**

Whilst the proposed timber lodge and the change in the nature of use will bring about an intensification of use, it is not considered that this will adversely harm the residential amenity presently enjoyed by the occupants of adjoining properties. The site of the proposed timber lodge would be some 45 metres from Bridge Cottage to the north, and 75 metres from Wyke Lodge and Wyke Lodge Cottage, and would be largely screened by the existing woodland.

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**Application No: NYM/2015/0885/FL**

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**Main Issues continued**

Whilst there will be an increase in activity about the site as a result of a larger unit and a greater number of days potential occupancy, it is not considered that this will be of such a level as to detract from their quiet enjoyment of their property.

**Highway Safety**

The site is in close proximity to the road network with an access taken directly from the Cloughton to Staintondale Road and whilst a larger unit will bring about an increase in traffic to and from the site, this is likely to be very modest and as such Officers consider it would not be harmful to the character of the area.

The Highway Authority has commented that whilst there has been a caravan on the site for a number of years, the access has not been properly constructed with vehicles driving across the grass verge causing damage to the highway verge. Any permission for a new structure on the site should require the construction of an access to the standards of the local Highway Authority to ensure mud is not tracked onto the carriageway as has been in the past thereby preventing danger to other highway users. As such the Highway Authority does not raise an objection to the proposal on highway safety grounds and concludes that the construction of a better access would actually improve the existing situation.

**Drainage**

With regard to the concerns expressed regarding drainage the applicant has responded that all foul sewage will be contained by septic tank and then emptied by a sludge tanker to dispose of off-site, which is a common practice in the area. The use of appropriate chemicals is a personal preference to eliminate odours that could cause offence.

**Conclusion**

The applicant could replace the existing touring caravan with another tourer of significantly larger dimensions, in the same place without the need for planning permission. Officers consider that this would be much more harmful in the landscape as it would be visible from the road and the immediate neighbours to the north. By locating the proposed lodge further to the east it would not be visible from the road and the design and materials of the proposed chalet would ensure that its prominence in views from neighbouring properties is minimised.

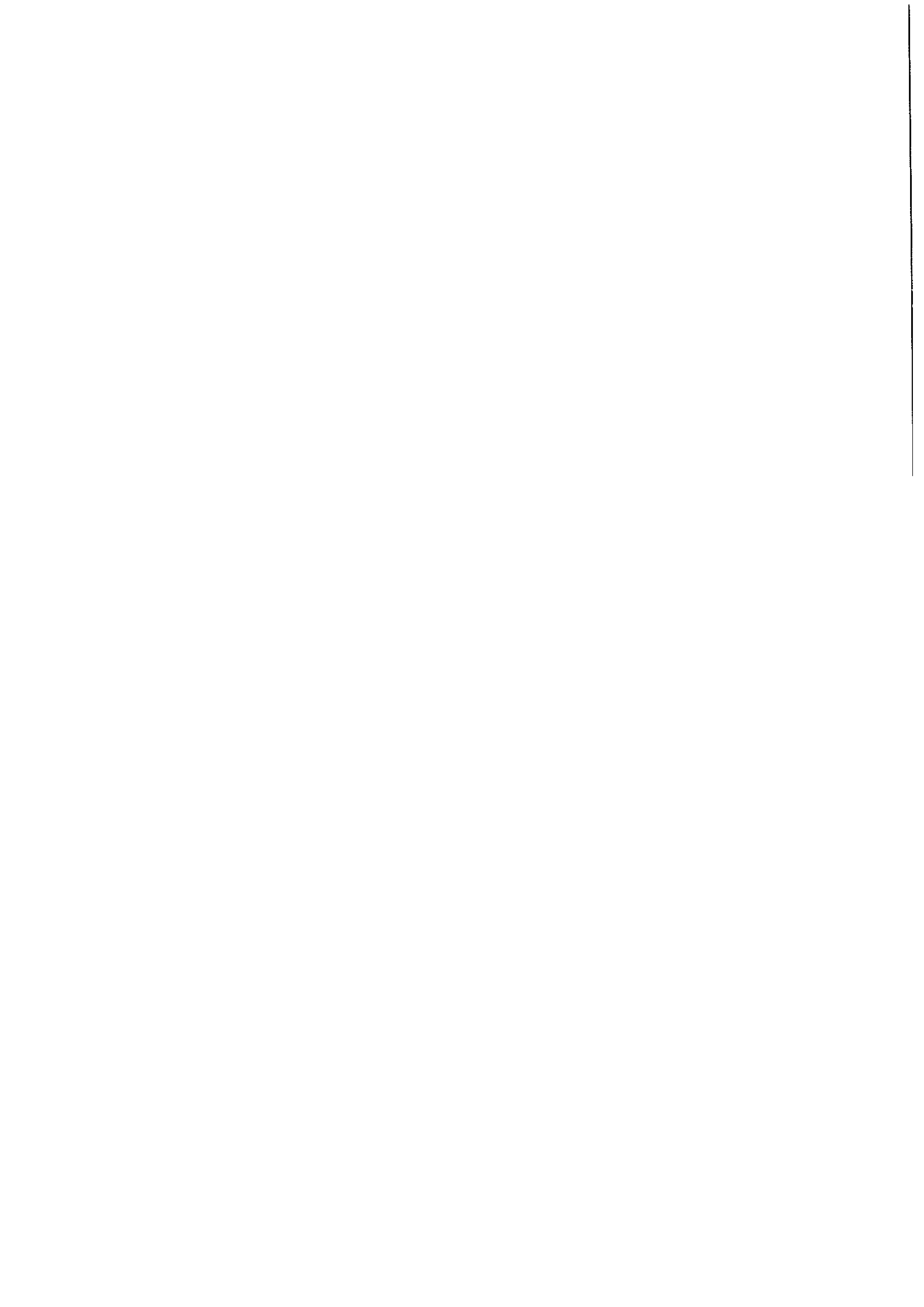
In view of the above it is considered that the proposal would not have an unacceptable impact on the wider landscape or quiet enjoyment, peace and tranquillity of the Park whilst providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities in accordance with Core Policy A and Development Policy 16.

**Contribution to Management Plan Objectives**

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation in the Park.

**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



## Core Policy A – Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to:

1. Providing a scale of development 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.
2. Providing for development in locations and of a scale which will support the character and function of individual settlements.
3. Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
4. Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
5. Applying the principles of sustainable design and energy use to new development.
6. Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
7. Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.

Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

### Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policies YH2, YH6, RR1

### For further reference:

- North York Moors National Park Management Plan

### Sustainability Appraisal

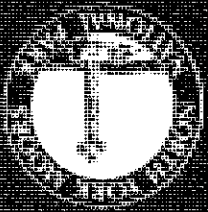
*This policy will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.*

- 5.1 The designation of the North York Moors as a National Park reflects the quality of its diverse landscape and spiritual and cultural assets such as the sense of remoteness and tranquillity, distinctive skills, dialects and customs. However, the Park is also home to around 25,000 people whose needs to live, work and access services and facilities must be addressed whilst safeguarding its special qualities.
- 5.2 Sustainable development is an important principle in achieving the National Park's twin purposes of conservation and enjoyment of its special qualities and fostering the social and economic well being of the Park's local communities which is carried out through these purposes. The purposes and duty together with sustainability principles also underpin the objectives in the Management Plan for which the Local Development Framework will seek to deliver the spatial elements. Core Policy A sets out the key principles of achieving sustainable communities in the Park whilst pursuing its purposes and social and economic duty.
- 5.3 The Park is not expected to be a location for major development schemes. Planning Policy Statement 7 and Circular 12/96 set out the considerations that will be applied in assessing proposals for major development in National Parks. There is no precise definition of 'major development' but an indication that it includes proposals raising issues of national significance. The guidance indicates that major development should only take place in exceptional circumstances and where it can be shown to be in the public interest. Examples of development that might be classed as major include mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

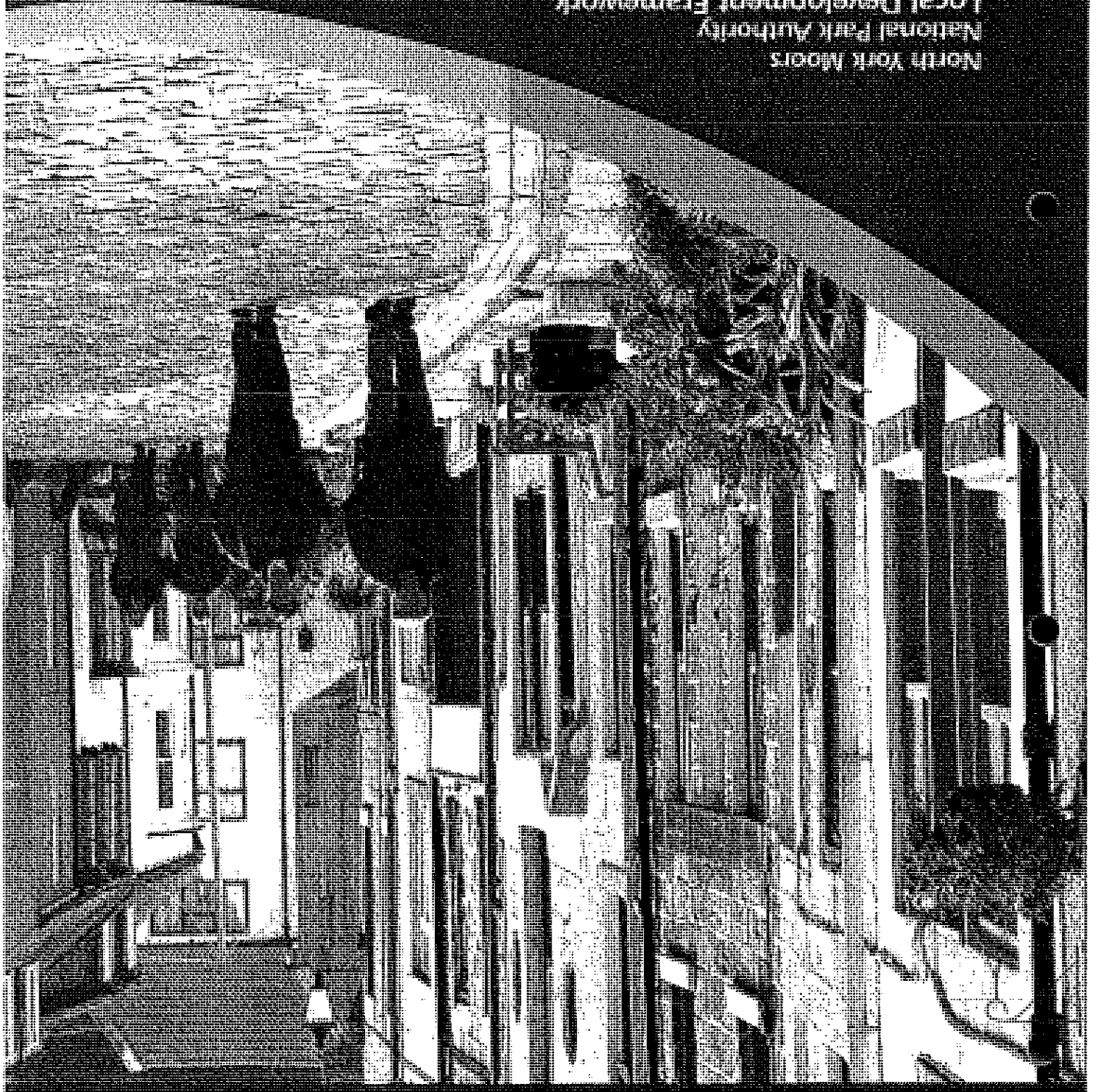


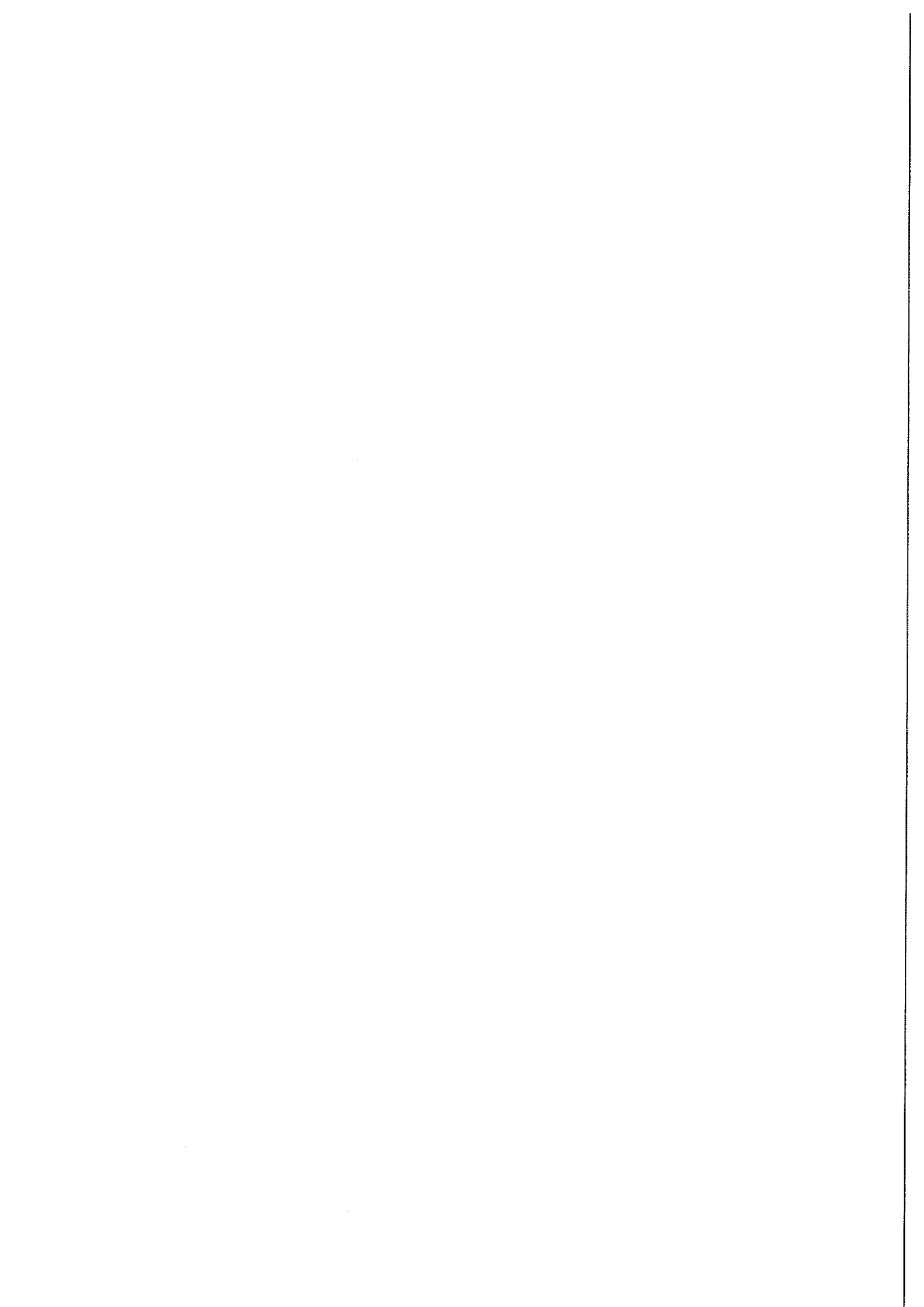
November 2008

# Core Strategy and Development Policies



North York Moors  
National Park Authority  
Local Development Framework





## Development Policy 16 - Chalet and Camping Sites

Proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites will only be permitted where:

1. 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.
2. The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.
3. The site is in close proximity to the road network<sup>1</sup> (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.
4. The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park - including the peace and tranquillity of more remote locations.
5. Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

### Applicants should refer to:

- Good Practice Guide on Planning for Tourism
- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.26 Caravan, camping and chalet sites contribute to the provision of a range of accommodation in the Park to meet different tourist needs. The provision of small scale caravan, camping and chalet sites can also be a supplementary source of income for farm businesses.

8.27 However the nature of this type of activity can have a significant visual impact on the appearance and character of the landscape and therefore any proposals for new facilities of this nature will need to be well screened by well established woodland. Applications for the expansion of existing sites will also need to be well screened or involve improvements, which would benefit the

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<sup>1</sup> For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

Park. There may be some locations in the Park where the creation of new chalet and camping sites is not appropriate because of the isolation and tranquillity of the location. In such circumstances the introduction of a new activity and associated traffic, whether or not in a well screened position, would adversely impact the special qualities of the Park and the natural environment and therefore would not be considered favourably. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

- 8.28 Much of the woodland in the Park is designated as Section 3 woodland and proposals for new sites or expansion of existing sites must not have an unacceptable impact upon the value of the site as designated.
- 8.29 Although the need to provide a range of tourist accommodation is acknowledged the introduction of large new chalet and camping sites would have an adverse impact on the character of the Park and therefore any proposals for new facilities should be of a small scale commensurate with the size of the adjacent settlement. It is considered that sites for the provision of more than 6 new units are rarely likely to be considered acceptable. Proposals should be located in close proximity to the main road network to ensure that the development does not increase the level of traffic on minor roads.