

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2016/0075/FL

Proposal: variation of conditions 1, 3, 4 & 5 of planning approval NYM/2008/0291/FL to allow the siting of either static caravans or camping pods

Location: The Caravan Site at Partridge Nest Farm, Eskdaleside, Grosmont

Decision Date: 25 April 2016

Consultations

Borough/District - (Housing) – We have no objections in principle to the granting of planning consent, although I would wish for the condition to remain that the units should only be used for holiday use only.

I would also like confirmation of how toileting and washing facilities are going to be provided by the applicant should the planning application be successful. The information provided indicates that only 2 of the pods proposed (Glamper Deluxe) are fitted with a toilet, wash hand basin and shower facility, if I am in fact incorrect in this I would be grateful to hear from the applicant with more information.

Furthermore, although the application does not involve an increase in numbers, if pods are stationed on the site in lieu of statics, the applicant should be aware that the caravan site licence will require amending. A variation form can be obtained from Scarborough Borough Council.

Parish – No Objection

Highways -

Environmental Health Officer – No objection

Site Notice Expiry Date – 22 April 2016



22/04/16

Application Number: NYM/2016/0075/FL

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	RSUO00	The caravan/pod site, hereby approved shall remain as one planning unit with, and in the same ownership as, the property known as Partridge Nest Farm.
3.	RSUO00	The holiday units hereby approved shall not be used for human occupation except between 1 March and 31 October in any year and the use of the holiday units shall be limited to persons either 1) Using the facilities or working at the adjacent riding centre 2) For holiday letting purposes. For the purpose of this condition "holiday purpose" means letting to the same person or groups of people for not more than 28 days in any calendar year.
4.	RSUO00	This permission does not permit the stationing of more than 6 holiday units in total on the site which may be either single part static caravans or camping pods in accordance with the details submitted with this application.
5.	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Informative(s)

1.	Please note that if pods are stationed on site in lieu of statics then your caravan site license will require amending. Please contact Scarborough Borough Council for more information.
2.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com



Application Number: NYM/2016/0075/FL

Reason for Condition(s)

1.	RSN PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2.	RSN RSUO00	To ensure adequate management of the site as required by Development Policy 16 of the NYM Local Development Framework.
3 & 4.	RSN RSUO15	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to provide facilities for visitors in line with NYM Development Policy 16.
5.	RSN LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Background

Partridge Nest Farm is located in an isolated position on Eskdaleside is located up an access driveway from the main road. The property consists of the original house, a former riding school and the caravan site, along with the surrounding fields.

The site has recently changed ownership and the applicant is now looking to invest in improving the existing caravan site. The caravans have currently been removed from site, however the plots are still clearly evident. A Timber building remains on the site which provides toilet and shower facilities for the site.

The caravans were originally approved on numerous temporary and personal permissions and were restricted to occupancy of people attending the riding school, but this was later varied to allow general holiday makers too.

This application now seeks approval for consent to site either static caravans or camping pods on the 6 existing plots.

The existing static caravan site is located within an area of existing planting and although not particularly dense, due to the topography of the land in the surrounding area the caravans are not prominent in the landscape from outwith the site.



Application Number: NYM/2016/0075/FL

Main Issues

The existing site at Partridge Nest Farm is restricted to 6 green caravans for holiday use and therefore this variation is required to move to the camping pods now proposed.

The current policy this application will be considered against is Development Policy 16, which seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

This application is not looking at the principle of having a site in this location as the existing site still has planning permission. This application is merely altering the type of structure allowed on site.

As stated above, although this site is not located in an area of woodland or forest the existing hedges and landscaping within the site means that the caravans are well integrated into the surrounding landscape and cannot be seen easily from outwith the site. In view of the existing screening, the length of time the site has been in operation and the lack of harm to the visual character of the National Park the change to camping pods is considered acceptable. In fact given the timber exterior of the pods is considered to be more appropriate of this location.

In order to ensure that adequate management requirements are maintained and existing screening is retained the ownership tie between the site and the adjacent house has been retained.

The site has no impact on any neighbouring property and the alterations proposed will reduce the prominence of the structures on the site thereby improving the overall appearance.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

