

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

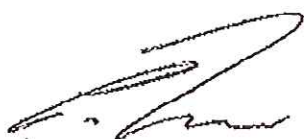
To Mr Kieran Robinson
C/o NU Architects Ltd
fao: Miss Nuala Roarty
Studio North
76-78 The Lowgate Centre
Lowgate
Hull
East Riding of Yorkshire
HU1 1HP

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The above named Authority being the Planning Authority for the purposes of your application registered 12 April 2011, in respect of proposed development for the purposes of re-organisation of existing 175 pitch caravan site (60 statics and 115 tourer caravans) to 190 pitch caravan site to include an area for camping pods (5), motorhomes (10), touring caravan pitches (125) and 50 no. timber lodges, erection of a gas storage tank compound, refuse area and siting of a storage container together with installation of solar panels to 2 no. amenity block buildings at Ladycross Plantation Caravan Park, Egton have considered your said application and have granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 6 and 8 July 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The holiday units hereby permitted shall form and remain part of the Ladycross Plantation Caravan Park planning unit managed by the occupiers of the main house on the site.
4. The caravans and timber lodges hereby approved shall only be occupied in accordance with the following criteria:
 - (i) the caravans and timber lodges are occupied for holiday purposes only;
 - (ii) the caravans and timber lodges shall not be occupied as a person's sole, or main place of residence;
 - (iii) the site operator shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and timber lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
5. The caravans and timber lodges shall not be occupied at all between the 15 January and 1 March.

Continued/Conditions



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Mr C M France
Director of Planning

Date: 04 AUG 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0111/FL

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Conditions (Continued)

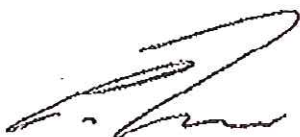
6. The site shall not be used for more than 10 static caravans and the remaining numbers should be made up from 42 timber lodges, 124 touring/seasonal caravans, 9 motor homes and 5 camping pods. The total numbers of both touring/seasonal caravans, static caravans, timber lodges and camping pods on the site should not exceed 190.
7. No fences, buildings or ancillary structures shall be erected on the pitches or in the surrounding area without the further granting of planning permission.
8. The existing woodland between the boundaries of the site and the development shall be retained and managed by the owners and operators of the caravan site, so as to allow natural regeneration.
9. No external lighting shall be installed on the site and within the extension to the site hereby approved until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
10. No work shall commence to clear trees and the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats or badgers at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat or badger presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.
11. Only one of the timber lodges hereby approved shall have more than three bedrooms, the remainder shall have no more than three bedrooms, unless otherwise agreed in writing by the Local Planning Authority.
12. The road surfaces within the application site shall be constructed using the "cell Web" system as described in the information submitted in support of the application received on 3 May 2011.

Informative

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details; Natural England, Government Team (West), Government Buildings, Otley Road, Leeds, LS16 5QT, Tel: 0300 060 4230. Further information is also available from the Bat Conservation Trust national helpline on 0845 1300 228.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 04 AUG 2011

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0111/FL

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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. In the interest of providing a range of type of accommodation to visitors to the National Park in accordance with Core Policy A.
- 4 & 5. 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.
6. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seeks to safeguard public amenity.
7. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
8. In order to comply with the provisions of NYM Development Policy 16 which seeks to ensure that the expansion of caravans are located within an area of well established woodland where arrangements for the maintenance of this in perpetuity can be demonstrated.
9. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A and NYM Development Policy 13.
10. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.
11. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
12. The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Core Policy C.

Development Plan policies relevant to the decision

Local Development Framework - DP16 – Chalet and Camping Sites

Reason for Approval

The proposed alterations to the existing touring caravan site will result in a wider variety of options of accommodation for visitors to this area of the National Park. The site will still be accommodated within the existing plantation and managed from the house on the site and therefore is considered to accord with Development Policy 16 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date .. 04 AUG 2011

