

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2016/0136/FL

Proposal: use of land for the siting of 7 no. static caravans for holiday use with associated landscaping works

**Location: Rigg Farm Caravan Park
Stainsacre**

Decision Date: 22 April 2016

Consultations

Parish – Support the application because it will tidy up the site and will be properly landscaped with nothing visible from the road.

Environmental Health Officer – No objections on Environmental grounds or licensing grounds.

Site Notice Expiry Date – 31 March 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	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.
3.	RSUO17	The caravans hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
4.	RSUO18	The consent hereby granted relates to the use of land for the siting of static caravans from 7 th February in one year to 7 th January in the following year only. There shall be no use of the 7.no static caravans during the closed one month season. The site owner/operator shall maintain a register of the home addresses of the owners/occupiers and make the register available at all reasonable times for inspection by Officers of the Local Planning Authority.
5.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6.	GACS12	No caravans shall exceed 11.5m long, 4 metres wide or 3.8 metres externally. Any variation of this will require a new grant of planning consent from the Local Planning Authority.




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7.	MATS00	Prior to the installation of the proposed caravans or any replacement static caravans on any part of the site, the colour of the caravans to be sited shall be submitted to and agreed in writing by the Local Planning Authority. The caravans shall be thereafter maintained in the agreed colour in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
8.	MATS00	No work shall commence in the construction of any decking until full details of the extent, appearance, material and finish, height from ground level (including cross sections) and balustrade detailing have been submitted to and approved in writing by the Local Planning Authority. The decking shall be constructed in accordance with the approved details and maintained in that condition in perpetuity
9.	LNDS02A	All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
10.	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.

Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.
3.	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.
4.	RSUO05	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
5.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6.	GACS06	In order to enable the Local Planning Authority to retain control over the size and form of caravan located on the site and to comply with the provisions of NYM Core Policy A which seeks to protect the landscape quality of the National Park.



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7&8	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
10.	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

The application site is located in fairly open countryside approximately 1 mile to the east of Sneatonthorpe.

The site as a whole has a complicated history. The main touring caravan area to the north of the farm house was granted permanent approval for 9 touring caravans following from a series of time limited renewals prior to that. The site to the southern side of the road was granted in 1970 which required that a minimum of 5 spaces on this part of the park be reserved for touring caravans but with no overall limit on the total number of vans which could be put on the site at any one time. A later approval allowed for 20 vans to be kept on this site during the closed period and subsequently a further permission was granted allowing up to 20 static caravans together with touring caravans, with at least 5 pitches being reserved for tourers.

In January 2006 a further consent was granted to change four of the touring caravan pitches to static caravans, leaving a balance of one touring pitch and consent for up to 24 static pitches on this southern site.

Consent was granted in 2007 to allow for partial reorganisation of the site to allow an overall reduction in unit numbers with the introduction of four cabin style caravan to the northern site and provide additional landscaping works.

Planning permission was granted in 2008 to permit touring pitches to be occupied for longer than 28 days by the same touring caravan

Planning permission was then granted in August 2009 for the conversion of a single storey building attached to the house into residential annexe accommodation.

This current application relates to land on the northern side of the road, adjacent to the existing 4 static caravans to the north west of the house.

Planning permission is sought to site a further 7 static caravans to the west of those existing on site. The vans would be laid out in an informal manner on an existing grassed area with rising and treed land to the rear and some existing plating at the road side. It is proposed to undertake substantial additional planting which would screen both the existing development and the proposed development from the roadside.

It is proposed that each caravan would have an off-street parking space adjacent the van and surface water would discharge to go round and foul water will discharge to the existing septic tanks on the site.

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Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 14 (Tourism) and 16 (Chalet and Camping Sites).

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings.

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

Whilst the proposed site for expansion is not within a woodland setting, it would be seen in the context of the existing site and against a woodland backdrop. The application relates to a small increase in the number of holiday units, associated with a well-established site and in a location which is not visually prominent in the wider landscape. By reason of the close association with existing holiday units at the site, it is not considered that there would be a significantly harmful landscape impact. The proposed static caravans would be some 40 metres back from the public highway and would be screened by existing and proposed planting, and would be seen in the context of existing caravans. As such, it is considered that the close physical relationship to existing statics provides a suitable setting for the proposed expansion of the caravan park and will enable it to be accommodated within the wider landscape without harming the special qualities of this area of the National Park.

With regard to the other criteria of Development Policy 16, the proposed expansion will be physically and functionally linked to the existing and established holiday park and will be managed as part of the existing business. No additional permanent residential accommodation will be required to serve the development. It is in close proximity to the road network and the level of traffic generation will not harm the character of the area or highway safety. Furthermore, the anticipated levels of activity from an additional 7 static caravans on this well-established site and in this location is unlikely to adversely affect the special qualities of the area. The buildings could easily be removed from the site if no longer required and the site restored to its former condition.



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The Parish Council supports the application on the basis that the proposals would improve the appearance of the site. There is demand for high quality caravans and they will be positioned out of view from the main road. The Highway Authority has no objection and the Environmental Health Officer has advised that there is no objection in principle but the licence holder will need to apply for a variation to the caravan site licence. It is recommended that an informative is added to draw the applicant's attention to this matter.

Development Policy 14 supports tourism and recreation within the National Park providing the associated activity levels are compatible with the surrounding area and do not detract from the quality of life of local residents. Officers consider that this proposal would not have an unacceptable adverse effect in terms of associated activity levels, landscape impact and would be managed from the existing accommodation on site.

Therefore having regard to the above, it is considered that the proposal conforms to the general thrust of Development Policy 16 and would not cause undue harm to the special qualities of the National Park. Furthermore as the proposal relates to an existing tourism facility and the expansion would be within the visual limits of the existing site the proposal is considered to be in accordance with Development Policy 14 and approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

