

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

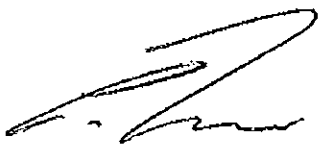
To: Mr K Robertson  
c/o Barrs & Co Chartered Surveyors  
fao: Mr Rob Barrs  
Prospect House  
Leeds  
West Yorkshire LS1 4BJ

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The above named Authority being the Planning Authority for the purposes of your application validated 22 April 2016, in respect of proposed development for the purposes of **variation of condition 5 of planning approval NYM/2012/0785/FL to allow the holiday park to remain open 12 months of the year (resubmission following refusal of NYM/2015/0489/FL)** at **Ladycross Plantation Caravan Park, Egton Lane, Egton** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. 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.
2. 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.
3. The site shall not be used for more than 10 Static Caravans and the remaining numbers should be made up from 41 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 shall not exceed 190.
4. No fences, buildings or ancillary structures, with the exception of the approved storage boxes, shall be erected on the pitches or in the surrounding area without the further granting of planning permission.
5. 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.

Continued/Conditions



Mr C M France  
Director of Planning

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Date . . . . . 16 JUN 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0297/FL

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Conditions (Continued)

6. 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.
7. 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 other protected species 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.
8. No work shall commence on the siting of any storage box until details of the finish of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The storage boxes shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. Only one of the timber lodges hereby approved shall have more than 3 bedrooms, the remainder shall have no more than 3 bedrooms, unless otherwise agreed in writing by the Local Planning Authority.
10. 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 NYM/2011/0111/FL received on 3 May 2011.

Reasons for Conditions

1. In the interest of providing a range of type of accommodation to visitors to the National Park in accordance with NYM Core Policy A.
2. 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.
3. 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.
4. 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.
5. 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.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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16 JUN 2016  
Date .....

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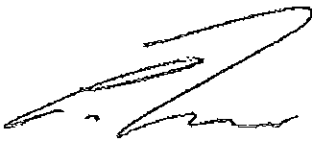
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**Reasons for Conditions (Continued)**

6. 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
7. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C
8. 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. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
10. 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.

**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.



Mr C M France  
Director of Planning

Date ... 16 JUN 2016

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