

North York Moors National Park Authority

District/Borough: Parish:	Application No. NYM/2016/0770/FL
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Proposal: Variation of Condition 2

Location: Northcliffe Holiday Park

Decision Date: 20 December 2016

Consultations

Parish – Support this application because it is well screened and adds another attraction for a top class report.

Advertisement Expiry Date – 30 November 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed block plan</td> <td>D11049-05A</td> <td>24 October 2016</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed block plan	D11049-05A	24 October 2016
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Proposed block plan	D11049-05A	24 October 2016						
3.	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.						
4.	LNDS03	No trees, shrubs or hedges, forming the boundary of the proposed tennis court and crazy golf course 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) Recommendations for Tree Work. 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.						
5.	LNDS02B	All hard and soft landscape works comprised in the approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.						
6.	LNDS00	No work shall commence to install the crazy golf equipment hereby approved until full details of each piece of equipment (including maximum heights) have been submitted to and approved in writing by the Local Planning Authority. The equipment shall then be installed in accordance with the approved details and thereafter be so maintained.						

M. Hill
19th Dec. 2016

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Reason for Condition(s)

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.	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.
4.	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.
5&6	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.

Background

Northcliffe Holiday Park is situated on the coastal plain south of Whitby and east of Hawsker village. It is relatively well screened in the wider landscape by a small landform rise to the west and a reasonable amount of perimeter shrub planting.

The site is long established comprising 171 pitch static caravan area, 30 pitch touring caravan area and open "paddock field" benefitting a certificate of lawfulness for towing caravans. The site contains four main permanent buildings comprising a managers dwelling with integral reception office, toilet/shower block building, site maintenance store and a relatively modern shop/tea room building.

Planning permission was granted in 2014 for the construction of a tennis court and basketball court at the southern end of the existing ancillary playing field area which is on the eastern end of the site. It was proposed that the courts be surfaced with green composite porous material with a 2.75m high plastic coated mesh fence, with the courts being screened from the south by an existing tree screen and additional informal planting and hedge planting is proposed along the eastern boundary of the site and through the remaining playing field.

This application seeks permission to vary that approval and to create a 10 hole crazy golf course in the place of the approved basketball court. It is proposed that each hole will be based on the wildlife walk lecterns on the site, with the use of materials to blend in with the surrounding landscape. And planting which will also be themed, such as "beach life" and sea bird themed holes.

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Main Issues

Development Policy 14 of the NYM Local Development Framework 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 expansion of existing caravan and camping sites 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.

This application relates to a long established caravan site and forms part of that existing facility. The proposed revised scheme would not be visually intrusive in the wider landscape and would be well screened by existing and additional planting.

In view of the above it is considered that the proposed development would be in accordance with Development Policies 14 and 16 of the NYM Local Development Framework and approval is recommended.

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

Approval (No Amendments Required)

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.



