

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Egton

Application No. NYM/2017/0723/FL

**Proposal:** use of land for the siting of 1 no. static caravan for residential use for a temporary period (retrospective)

**Location:** School House Farm, Egton

**Decision Date:** 26 December 2017

### Consultations

**Parish** - No objection providing it is for no longer than two years.

**Highways** - No objection. The access to the proposed caravan location from the public highway is via an existing gated access. On the understanding that the caravan will only be used by residents of School House Farm, the Local Highway Authority would not expect any significant increase in the use of the access.

**Site Notice Expiry Date** - 12 December 2017.

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. The permission hereby granted is valid only for 2 years from the date of this permission and the static caravan and associated decking shall be removed from the site upon substantial completion of the renovation works of the main dwelling on site or before this consent expires, whichever is the sooner. The site shall be restored to its former condition before the expiration of the 2 year period hereby permitted.
2. **Strict Accordance With the Plans/Specifications or Minor Variations**  
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. The temporary caravan hereby permitted shall only be occupied by the owners (and their dependants) of the main dwelling known as School House Farm during the course of the renovations of the main dwelling on site. The caravan shall cease to be occupied upon substantial completion of the works and the caravan shall not be occupied by any other persons or for any other basis without a further grant of planning permission from the Local Planning Authority.

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**Informatives**

1.	<b>Coal Referral Area</b> 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 <a href="http://www.groundstability.com">www.groundstability.com</a>
2.	The applicant is advised that the land on which the caravan is site may require a Site Licence under the Caravan Sites and Control of Development Act 1960. The applicant is advised to contact the Environmental Health Team at Scarborough Borough Council to obtain further advice.

**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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. The site is in a location where new residential development would be contrary to NYM Core Policy J but the temporary accommodation has been permitted in this instance to meet the specific needs of the owners of the site.

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**Background**

Planning permission is sought for the temporary siting of a caravan at School House Farm, Egton for the owners to occupy whilst undertaking renovation works of the main dwelling on site.

School House Farm is a handsome, traditional stone under slate farmhouse with an attached byre with a long range of traditional agricultural buildings extending to the rear. School House Farm is positioned next door to Egton Church of England Primary School, in a small ribbon of development lying just south of the main built up part of Egton. The property is a very attractive farmhouse which has a number of well-designed details making it stand apart from traditional vernacular buildings. It does however; need investment and sensitive renovations in order to restore it to its former condition.

The applicant has not given any details in respect of the length of time needed for the static caravan and there are no planning applications relating to extensions or alterations to the dwelling.

**Main Issues**

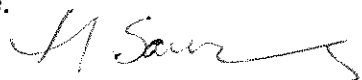
The relevant policy to consider with this application with this application is Core Policy A (Delivering National Park Purposes and Sustainable Development).

CPA seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

The temporary caravan is propose to be sited within the farmyard of School House Farm and at the time of the Officers site visit, it was in place and occupied. The caravan is within the curtilage of the buildings to the rear of the property but some views into the site are available from the public road.

The caravan is not particularly attractive and is fitted with a raised area of decking with black metal railings which draws the eye and creates a more permanent impression. Some glimpses of the unit are gained from the public road and it is not a wholly sensitive addition or siting in the wider context. However, it is understood and appreciated that the structure is only required for a temporary period of time until the main house is ready for occupation.

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The applicant has not provided any detail in relation to the period of time the unit is required, however; on the basis there are no current planning applications relating to extensions, alterations or conversion of any outbuildings, the works at School House Farm are understood to be cosmetic, repair or maintenance. On this basis, a temporary permission for two years is recommended. This should be sufficient time to undertake the necessary works, and will allow the Authority to retain an element of planning control.

The Parish Council has no objection to the proposal providing it is for no longer than two years and the Highway Authority has also offered no objection on the understanding that the caravan will only be used by the residents of School House Farm.

In summary the proposal is only acceptable on a temporary basis, 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.

Signature: 	Date: 20/12/17
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