

# STUDLEY HOUSE FARM

Studley House Farm, 67 Main Street  
Eberston  
Scarborough  
North Yorkshire  
YO13 9NR

**Proposal for Caravan site extension,  
Caravan storage barn,  
and Storage shed**

**PLANNING STATEMENT**

## **1 Introduction**

This revised proposal is necessary in order to meet the requirements of Northern Grid with regard to constructing a building adjacent to 11KV power lines.

Two of the three elements of the proposal are identical to the permission granted in application 20/00033/FUL. These being the additional 4 pitches and the Storage shed.

The agricultural type barn is identical in size and construction as application 20/00033/FUL, but has been relocated to comply with Northern Grid regulations.

A revised proposal to:-

- Expand the existing small touring caravan site into an adjacent field.
- Erect an agricultural type barn to store frequent visitor caravans and owner site machinery.
- Erect a Storage shed.

This Planning Statement considers Design, Access, Heritage matters and discusses flooding.

## **2 Description of Site**

Studley House Farm is a traditional farm complex in the centre of the village of Ebberston on the west side of Main Street. It includes two buildings that accommodate the owners and their family. Behind are some twentieth century buildings. The total area including two fields is some eleven acres.

## **3 Holiday Accommodation**

Studley House Farm has in recent years been developed by previous owners as a tourist accommodation complex. It is an established business and is described in the attached leaflet. It consists of:

- A site for touring caravans, licenced for eight in total.
- Two letting cottages, converted from single storey former farm buildings, "Cow Pasture" and "Swallow Tail" which sleep four and two respectively.
- An office which is contained within the residential buildings.
- Bed and Breakfast in the farmhouse which has four bedrooms.

## **4 The Proposal**

As stated in the introduction, two elements of this revised proposal are unchanged from the granted application 20/00033/FUL. The only change from application 20/00033/FUL involves the repositioning of the agricultural type barn.

The three elements comprise:-

To add 4 pitches to the existing caravan site opening between March 1<sup>st</sup> and October 31<sup>st</sup>.

To erect a small agricultural type barn to store site owner machinery and 'Store and Stay' caravans. A growing number of our frequent visitors are retired and choose to only visit Studley House Farm several times during the 8 months we are open. They do not wish to tow a caravan anymore and are requesting to leave their caravan with us, thus reducing caravan traffic through our

gateway. The guest will book a pitch with us in the normal way, we move their caravan from storage to a pitch for the duration of their holiday, then return the caravan back to storage at the end of their stay.

During our closed period in winter, customers' caravans are stored in the barns undercover.

To erect a storage shed.

## **5 Planning History**

Various planning applications have been made at Studley House Farm. 93/00511/OLD relates to the caravan site being licensed for eight pitches.

20/00033/FUL relates to this application. This application is requesting the same 3 proposals, but with a slightly different location of the caravan storage barn. This is due to the previous permissions being granted where the barn is located under 11KV power lines.

## **6 Design and Layout**

The proposed new pitches are placed on the north side of the field near to the existing caravans away from the neighbouring boundaries. The pitches will be constructed in layers of hardcore, permeable membrane and then finished with local graded stone as per existing pitches. Thus ensuring that draining of the area is undisturbed.

It was always the intention to build the caravan storage barn as per the revised position, in the Southwest corner of the development field, as per the permissions granted in 20/00033/FUL. However, we have since realised that this position in the field has 11KV power lines passing over the top of the barn. It is necessary to relocate the barn a minimum of 5 meters away from these power lines as per Northern Grid guidance. The new proposed barn location is still as far as possible from the gardens of the neighbouring properties' garden boundaries, but complying with the Northern Grid constraints of building close to 11 KV. This revised position for the barn is more than 20 meters further west from the neighbouring properties than the initial proposal. The entrance to the barn is on the west elevation, so this doesn't face the neighbouring gardens. The construction will again consist of a steel frame, grey corrugated cement sheet roof with Yorkshire boarding sides. This will give a more natural appearance and be less obtrusive than steel sheeting. The floor and driveways will be constructed in the same manner as the pitches. Layered consisting of hardcore, permeable membrane and then topped with local graded stone. The rainwater would be piped into four soakaways. Two to the east of the barn, and two to the west of the barn, well away from all boundaries, thus ensuring drainage of the area is improved.

The proposed storage shed will be clad in feather edge wood so as to give a natural appearance. Similarly, windows and door frames will be timber. The floor will be concrete. The roof will be covered in black bitumen corrugated sheeting, with rainwater piped to a soakaway west of the shed well away from neighbouring boundaries.

## 7 Screening and Planting

Suitable screening using trees and hedging would be installed between the caravan site and adjacent properties. Trees will be planted right across the field. Similar screening is proposed on the eastern edge of the caravan pitch area. The plants will require protection from predation, so they will be placed in a grow tube and staked.

All plants to be native species (a mixture of deciduous and evergreen) that will include the following:

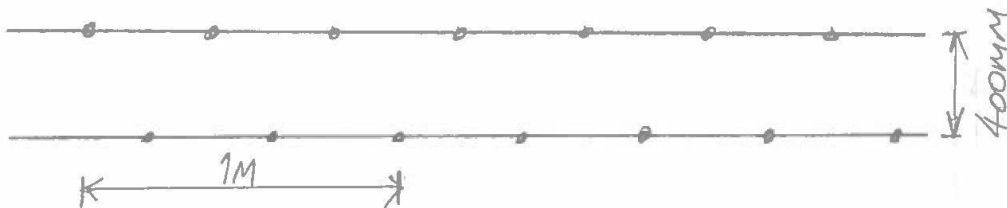
Trees – Scots Pine (*Pinus sylvestris*)  
Hornbeam (*Carpinus betulus*)  
Willow (*Salix x sepulcralis chrysocoma*)  
Holly (*Ilex aquifolium*)  
Alder (*Alnus incana*)

Hedgerow – Blackthorn (*Prunus spinosa*)  
Bird Cherry (*Prunus padus*)  
Field Maple (*Acer campestre*)  
Dog Rose (*Rosa canina*)  
Hazel (*Corylus avellana*)  
Hawthorn (*Crataegus monogyna*)

The planting will be undertaken during the dormant season, using young plants (whips) which will have a greater chance of establishment. The field is mainly clay subsoil and planting would be done with the addition of suitable compost to the topsoil to aid establishment. Any planting that is removed, uprooted, damaged or dies within 5 years of the date of planting shall be replaced by the approved type, by the end of the first available planting season.

Tree plants (1.5 – 2.0M) to be planted a minimum of 4.0M apart and will be protected in a grow tube and staked.

Hedging plants (0.8 – 0.9M) to be planted in a double row (rows 400mm apart) at a rate of 5 plants per metre. Each plant is to be protected in a grow tube and staked. The planted area will be covered in fine bark mulch to a depth of 50mm.



The proposed caravan site will be maintained to the same high standard as the existing site, including the planting of flowers within the site area.

Part of the existing parking area will be returned to grass as per the revised drawing.

## 8 Heritage Aspects

The proposed site is a Ridge and Furrow field. If levelling is required over part of the area this will be achieved by filling the furrows rather than digging out the ridges. This will preserve the heritage.

## **9 Access and Parking**

The existing access to the farm complex will be used. Each new pitch will have space adjacent for the visitor's car.

## **10 Flood Risk**

This part of the property is not in a flood zone. The addition of the four soakaways should ensure that surface water runoff is reduced.

## **11 Noise Concerns**

Studley House Farm is an adult only site, so there is no noise from children playing etc. In fact adjectives regularly used in our reviews include: Quiet, Peaceful, Tranquil and Relaxing. We have never had any complaints from our visitors or neighbours regarding noise.

## **12 Local Benefits**

There are benefits that our visitors bring to the village and surrounding area. These include regular use of 'The Grapes' pub and restaurant (see attached letter written for the recent Parish Council meeting), Metcalfes nurseries, Snainton Fish and Chips. Local businesses such as garages, caravan repair services and speciality shops such as Glaves and Baldersons.

A significant number of our guests take advantage of the bus services through the village, which one would assume could only help to keep the service running.

We also have an information office with almost 150 different leaflets advertising local attractions.

## **13 Conclusion**

Since we arrived at Studley House Farm, nearly four years ago, we have found that there is a growing demand for touring caravan accommodation in general and especially for 'Store and Stay' where caravans remain with us between customer visits. This inevitably reduces the amount of caravan traffic in the village.

The increase in the number of pitches together with the increase in storage capacity will assist in meeting these needs and help to maintain the viability of the business.

I hope that the council will support the proposal and grant the necessary permission.

Mr S A Baxter

30th September 2020

### Typical reviews from visitors to Studley House Farm

- *This is only our third ever caravan trip so we are still 'finding our feet', however, you do not have to be an expert in the caravanning world to realise what a fabulous site this is. It is immaculately presented representing the efforts of Andrew, the owner who is always on hand offering help and advice - especially manoeuvring tips!!! (Thanks, Andrew!!) The facilities are not fancy but maintained to the very highest of standards - absolutely spotless at all times. The site attracts a lovely clientele, all pleasant natured and cheerful. Would we come back? In a heart beat... Will we come back - yes, the first trip in our 2020 plans...  
(Aug 2019)*

- *Just arrived back from a week on this lovely tranquil, immaculately kept small site in the picturesque village of Eberston on the edge of the stunning North Yorkshire Moors with reasonable access to towns on the coast.*

*The site is set in an old orchard and has 8 hard standing pitches all with EHU & water tap. The toilet block is kept extremely clean, probably the cleanest we have encountered on a small site and attended to daily by the owner Andrew. He is very friendly, helpful and knowledgeable about the area and the local attractions and eateries.*

*We had a problem with our external water pump and Andrew recommended a local mobile service engineer who arrived with the hour and fixed the problem at a very reasonable cost.*

*We are certainly planning to return to the site later in the year.*

*Thank to Andrew for a lovely relaxing holiday!  
(July 2019)*

- *What a beautiful peaceful site. Andrew couldn't do enough for us. Having just getting our new caravan the day before we left we forgot that we no longer had a barn style door in our new van. We were talking to Andrew about it. We ordered one through amazon for next day and Andrew told us not to stay in and waste a day he would just pop it in for us when it came. He also suggested a lovely 60's night at the steam railway line it was brill.*

*Toilets and showers were spotless. Although only one shower never had to wait to get it and always had shower in van if needed. People on site were very friendly and seemed to be regular visitors. Fresh eggs easy to purchase at various houses on the same street as site. Lots of walks for dogs and locals very friendly.*

*Lovely restaurant/pub within walking distance. Great location for visiting everything in that area. Would definitely recommend Studley if your looking for peace and quiet.*

*Andrew and his mum and dad are lovely. You also have a information room for being small I've never seen such a variety of different information. Excellent. Forgot to mention adult only site.  
(July 2018)*