

HUTTON LE HOLE PARISH COUNCIL

Minutes of the Extraordinary Meeting held on **29 May 2025** at **6.00pm** in Hutton le Hole Village Hall.

Present: Cllrs S Bentley (Chair & Clerk)

J Thompson

D Dangerfield

T Shephard

There were 13 members of the public present.

1) Non-attendance of Councillors

Apologies were received from Cllr J.Fudge, which were accepted by the Council.

22/25

2) To note any declarations of interest

a) Dispensation requests. None requested.

23/25

b) Declarations of Interest.

Councillor Shephard disclosed a personal interest in item 4a given the proximity of his property to the public car park. The Chair noted this and advised Councillor Shephard that he would be unable to contribute to this item but was welcome to observe the discussion.

24/25

3) Public Session

The Chair welcomed members of the public to the meeting and invited individuals to make representations and give evidence in respect on two planning applications being considered by the Council at item 4.

a) NYM/2025/0334 - Application for use of section of existing public car park (six to eight spaces) as overnight, bookable motorhome spaces at North York Moors Car Park, Moor Lane, Hutton le Hole.

A number of representations were made regarding changing the use of a number of the existing car park spaces to overnight bookable motor home spaces.

Observations and concerns raised included why was another parking facility required in the village when we already have three caravan parks, was it a local need, the impact upon homes close to property, does parking on roads and verges cause an issue, would the site be open to caravans, rubbish issues, no intention to put in extra bins, public toilet issues including out of hours usage, supervision and enforcement issues, unregulated overnight, what happens if more turn up than spaces available, the risk of children playing on the tarmac, the impact on wildlife, the supporting comments in the application were a subjective assessment and would the NYMNPA be prepared to attend a public consultation in the village.

HUTTON LE HOLE PARISH COUNCIL

Other concerns included what emergency contact arrangements would be in place out of supervised hours, the risk of unauthorised BBQ's, noise and litter issues and the impact on facilities, not needed and unsupervised, it would encourage wild campers but not encourage wild parkers to suddenly pay, no enforcement of proposed conditions, offering paid spaces will not resolve the position, the Northumberland example is not echoed by local authorities (Helmsley and Scarborough for example) existing wild parking does not seem to cause a particular issue and the proposals doesn't appear to provide a properly managed site.

Councillors noted that none of the public members attending expressed any support for the application.

At this point the Chair thanked the public for their contributions and invited members of the public to move onto the second application.

b) NYM/2025/0063 - Amended Application for demolition of existing dwelling and garage and construction of replacement dwelling with detached double garage with solar panels

Representations made on this application included, the revised plans appear more in keeping with the village, it will improve the village the revised plan was preferred, significant changes have been made to accommodate feedback, asbestos removal needs to be done safely, changing from one and a half to two storeys isn't in keeping with all village properties and it's larger than the existing property.

There being no further representations public session was brought to a close by the chair who thanked everyone for their contributions.

The public session ended at 6.30pm.

25/25

4) Planning

To consider any Planning Applications/Decisions received from NYMNPA and decide what if any action to take.

a) NYM/2025/0334 - Application for use of section of existing public car park (six to eight spaces) as overnight, bookable motorhome spaces at North York Moors Car Park, Moor Lane, Hutton le Hole.

Following careful consideration of this application the council agreed on a number of areas of concern.

The Council has several objections to this planning application in terms of its impact upon the local community, the existing infrastructure, privacy, waste provision and enforcement.

The Council is concerned that the current infrastructure, facilities, and management arrangements for the existing car park will be inadequate for a motorhome site, and that the terms of proposal, as outlined in the supporting documentation, are

HUTTON LE HOLE PARISH COUNCIL

unenforceable. The application supporting documentation specifically refers to user compliance and a largely self-managed approach to overnight stays. The Council does not believe this is sustainable or enforceable.

The Council's specific concerns are detailed below:

Loss of Privacy

It has been brought to the Council's attention that residents whose properties border the proposed motorhome site are concerned about loss of privacy. The Council considers that motorhomes will be visible from the Moor Lane area and that consequently, this proposal will impact the character and appearance of the area.

The Provision of Waste and Drainage

The Council is concerned about the provision of waste and drainage facilities at the site. The Council notes that the proposal explicitly excludes additional waste provision and is concerned that waste associated with overnight occupation will exacerbate litter in the car park and village. The Council does not believe that it will be possible to enforce the requirement to take waste away.

The Council notes that the application supporting documentation states that the existing public toilet facilities are not to be used for overnight or camper sanitation and are for general use only, but that the attached plan states that 'although not part of the offer, (toilet) available if needed'. This appears contradictory and the Council reiterates the concern that the facilities and management of the car park are inadequate for a motorhome site, and that the terms of the proposal are unenforceable.

Impact on the Local Community

The Council is aware that residents are concerned about the impact of overnight traffic and pedestrians, travelling to, from, and on the site, between the hours of 6pm and 9am. The Council does not consider that the current or proposed management arrangements will provide adequate supervision or out of hours contact arrangements between these hours.

There are already several existing, managed campsites in the local area, including three within the village itself. The Council therefore questions the need for yet more overnight motorhome capacity in the village.

The Council notes the reference to Northumberland County Council's model but is aware of other, negative experiences with motorhomes in the local area, notably recent reports of local authorities banning overnight parking in both Helmsley and Scarborough. The Council considers that these experiences are as relevant, if not more so, to this proposal.

The Council also considers that the proposed change of use from a car park to a motorhome site with overnight occupation is significant and it is disappointing that

HUTTON LE HOLE PARISH COUNCIL

there has been no consultation with residents and local businesses in advance of the planning application being submitted.

Resolved Clerk to forward outcome to NYMNPA **26/25**

b) NYM/2025/0063 - Amended Application for demolition of existing dwelling and garage and construction of replacement dwelling with detached double garage with solar panels.

Having considered the revised application Councillors have no objections to the revised proposal other than to reiterate their previous observations that access to West Side road should be preserved at all times, building regulations are fully complied with, the appropriate consultative bodies and agencies are satisfied and that the final development remains in keeping with the character of the village.

Resolved Clerk to forward outcome to NYMNPA **27/25**

The meeting closed at 7.35pm.

Approved by Council and signed by the Chair:

.....
(signed)

.....
(date)