

Item Number: 9
Application No: 14/00347/MFUL
Parish: Wombledon Parish Council
Appn. Type: Full Application Major
Applicant: Mr D Dale Sunley
Proposal: Change of use of concrete hardstanding to provide caravan storage area.
Location: Area Of Hardstanding To East Of Wombledon Caravan Park Moorfields Lane Wombledon Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 30 June 2014
Overall Expiry Date: 7 May 2014
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Highways North Yorkshire No objection
Parish Council Object

Neighbour responses: Mr & Mrs D Willoughby,

SITE:

The application site, located to the east of Wombledon Caravan Park, previously formed part of Wombledon Airfield. The site is situated in the open countryside.

PROPOSAL:

The proposal seeks planning permission for the change of use of the land to provide a caravan storage area. To accommodate the use existing hardstanding areas will be utilised and landscaping/screening will be provided by the formation of an earth mound and associated landscaping approved under Planning Application 12/00905/FUL. A metal security fence will be provided around the perimeter of the site to ensure security. If permitted the site would accommodate up to 100 touring caravans for all year round storage.

HISTORY:

03/00158/FUL: Change of use of land for storage of materials for buildings/ landscaping together with erection of 2.1m high perimeter fence - Application withdrawn

12/00349/MFUL: Change of use of concrete hardstanding to provide caravan storage area - Application withdrawn

12/00905/FUL: Formation of earth mound with associated landscaping to east of area of hardstanding - Application permitted

13/00710/MFUL: Change of use of concrete hardstanding to provide caravan storage area - Application withdrawn

POLICY:

National Planning Policy

Ryedale Plan - Local Plan Strategy

Policy SP8 - Tourism
Policy SP13 - Landscapes
Policy SP20 - Generic Development Management Issues

APPRAISAL:

The Parish Council have objected to this application. In addition, a letter of objection has been received for the nearby Wombleton Caravan Park. The concerns raised include:

- Visual impact of the development;
- Increased traffic levels through Wombleton and the surrounding area;
- Security related issues, including lighting;
- Impact on local tourist facilities, including nearby caravan park.

In considering this proposal, Members will note that Section 3 (Supporting a prosperous rural economy) of the National Planning Policy Framework, is supportive of the need to promote a strong rural economy in rural areas. Nevertheless, regard is also to be had to the material considerations of the development and the impact the proposal would have on the character of the surrounding countryside.

The Ryedale Local Plan Strategy does not contain a policy specific to the storage of touring caravans. However, the impact of the application can be assessed against the criteria of Policy SP8 (Tourism) which states:

“The following types of tourist accommodation will be supported in the following locations:

The wider open countryside

- *New touring caravan and camping sites and static caravan and chalet self catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality.”*

In light of the above policy, the main issues relating to the assessment of this application are:

- i) Impact on the Open Countryside
- ii) Impact on Residential Amenity
- iii) Highway Considerations

Impact on the Open Countryside

This proposal is a resubmission of planning applications ref. 12/00349/MFUL and 13/00710/MFUL which were both withdrawn because of concerns relating to the landscape impact. Planning application 12/00905/FUL was submitted in order to provide screening to the site. At the time of the site visit for this application, the approved landscaping had been implemented however it was not yet established or matured.

The application site is situated within an open section of land that is visible from a number of areas and public roads within the locality. Officers have concerns that the visual impact of 100 touring caravans within the site would be highly visible within the landscape resulting in harm to the character of the area. The applicant has advised that security fencing will be provided around the perimeter of the site, however no construction details of the fencing has been provided. The possibility of security fencing could worsen the visual impact of the development, although details

could be agreed through the inclusion of a condition if Members be minded to approve the application. No security lighting is proposed.

In terms of the landscape impact, the landform of the area is generally flat and there are wide views of the application site, particularly from the east. There is existing screening located on the boundary to the west which is shared with the nearby caravan park. Members will note that this screening has recently been reduced which has resulted in increasing the visual prominence of the existing caravan park. The screening approved under planning application 12/00905/FUL is not yet established and at this stage the landscape impact of the proposal when the screening is established cannot be fully determined. Nevertheless, serious concerns do remain that even when the landscaping is fully matured, that the development would result in harm to the visual appearance and character of the landscape. To this regard, the criteria of Policy SP8 of the Local Plan Strategy (as identified earlier within this report) is relevant.

The application does seek to protect the character of the open countryside through the screening methods approved under planning permission ref. 12/00905/FUL. However until such time that the screening is fully established and matured, the visual impact of the development is considered to be materially harmful the character of the open countryside. If in the future, the site is appropriately landscaped the visual impact of the proposal can be re-assessed at that time. At the present time however the development is contrary to Policy SP8, SP13 and SP20 of the Ryedale Local Plan Strategy.

Impact on Residential Amenity

With respect to residential amenity, the main concern of the proposal is related to the impact of the development on the nearby caravan park. The concerns raised by the owners of the caravan park are noted. It is considered however, that the details surrounding the operation of the facility (i.e. hours of use) could be controlled by the implementation of planning conditions. Therefore, whilst concerns do exist regarding residential amenity, the concerns raised could be overcome.

Highway Considerations

If permitted, the application would result in additional levels of traffic that would increase the total number of vehicles passing through Wombledon village itself. The subsequent impact this would have on the character of the settlement and on the amenity of nearby residents does form a material consideration.

In assessing this impact it is important to give consideration to the nature of the development. The proposal is for caravan storage. It is likely that a large number of the caravans stored at the site will remain in storage for significant periods of the year. During the warmer months, it is recognised that more traffic would occur however, it is not considered that the levels of activity that would occur would be comparable to a caravan park which has visitors / customers accessing the site on a daily basis.

On balance, it is not considered the increase in traffic levels would be so significant that it would warrant refusal of the planning application for this reason. The Highway Authority has raised no objection to the application on the grounds of highway safety. The impact of the development on the local highway network is therefore considered to be acceptable.

Conclusion

To conclude, whilst Section 3 of the NPPF is supportive of economic growth in rural areas, the existing landscaping is considered to be insufficient to screen the proposed development to acceptable levels. The planning history of the site is noted. However until such time that the landscaping is established and matured, the impact of the proposal on the character and appearance of the open countryside cannot be fully determined. The recommendation is one of refusal as the proposal would

result in a *'unacceptable visual intrusion and impact on the character of the locality'* contrary to the requirements of the Policy SP8, SP13 and SP20 of the Ryedale Local Plan Strategy.

RECOMMENDATION: Refusal

- 1 The proposed development would be visually prominent within the landscape resulting in harm to the character and appearance of the open countryside. The landscaping required to screen the development has been planted however is not yet fully established or matured. The impact of the development is therefore considered to be currently unacceptable. It is therefore considered that the development is contrary to the requirements of Policies SP8, SP13 and SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties