

APPENDIX A

RESTAURANT INFORMATION

CANADIAN FIELDS

RYEDALE'S PREMIER GLAMPING EXPERIENCE

Open to Everyone!

'Gi Sukawaka' Restaurant



Is open for business "dining with a difference"

The restaurant is fully licensed selling a selection of fine wines bottled lagers and ales

Opening times

Breakfast served 7 days a week 8.30am-10 am (Booking would be helpful)

Dinner served 7 days a week 5.30pm – 9 pm

Lunch served Friday and Saturday 12pm – 2.30pm

Traditional Sunday lunch served 12pm – 3pm

Special Event Nights

Tuesdays Pie Night - A selection of pies with chips and peas £5

Wednesdays Steak Night 8-10 oz Sirloin steak £10

Friday Lunch Market Day Special - Soup and sandwich £3.50

Friday Night Eat in or take away fish and chips £5.50

Small shop on site selling homemade jams, chutneys, dressings, chocolates and biscuits. And of course the glamping for more details please visit the website for offers or for more details please phone 01439 772409

The perfect place for that special occasion

Bookings please call Jenny 01439 772409

Canadian Fields | Gale Lane | Nawton | Helmsley | YO62 7SD

www.canadianfields.co.uk info@canadianfields.co.uk



CANADIAN FIELDS

RYEDALE'S PREMIER GLAMPING EXPERIENCE

Evening Menu

Freshly Made Soup with Warm Crusty Bread £5.25

Chicken Liver Pate served with Apple Chutney £5.95

*Seafood Cocktail - Smoked Salmon, Crayfish & Prawns
with Marie Rose Dressing £6.50*

Hot & Sour Belly pork with an Apple & Balsamic Dressing £5.95

Gruyere Twice Baked Cheese Soufflé £5.25

*12oz Sirloin Steak grilled to your liking served with Mushrooms, Tomato,
Onion Rings £18.50 (Peppercorn Sauce £1.50)*

*Deep Fried Haddock served with Mushy Peas & Chips
Small £8.95 Large £11.95*

Traditional Steak & Ale Pie with a Short-crust Pastry Lid £10.50

*Mushroom, Parmesan & Spinach Risotto with a Light Drizzle
of Truffle Oil £8.95 V*

Breast of Chicken on a Thyme & Leek Dauphinoise Potato £11.50

*Sausages & Mash with Wholegrain Mustard & Cabbage Mash
with Onion Gravy £10.50*

*Fillets of Sea Bass on a Bed of Buttered Samphire with a Lemon
Cream Sauce £11.95*

All Dishes are served with a Portion of Chips & Vegetables

Additional Portions are £2 each

APPENDIX B
PLANNING APPLICATION 14/00777/FUL
DOCUMENTS

Planning and Landscape Associates Ltd

Town Planning Consultants
Landscape Architects

87 Cop Lane, Penwortham, Preston, Lancashire PR1 9AH
Tel: 01772 743047 or 07913 840979
Email david.toft@homecall.co.uk

Our Ref: DT/AT/J14A

15th August 2014

Development Control
Ryedale District Council
Rydale House
Malton
YO17 7HH

For the attention of Mr. Matthew Mortonson

Dear Sirs

CANADIAN FIELDS CAMPING GROUND, GALE LANE, NAWTON YO62 7SD

CHANGE OF USE FROM CANTEEN TENT ANCILLARY TO CAMP SITE TO CANTEEN TENT NOT ANCILLARY TO CAMP SITE

WITHDRAWAL OF PLANNING APPLICATION No 14/00777/FUL

Having taken advice from John Barrett of Kings Chambers I am writing to advise you that I wish to **withdraw** Application No. 2014/00777/FUL at Canadian Fields, Gale Lane, Nawton.

The advice is that the general public can be served in the restaurant on site under approval 13/01122/73AM.

The advice concludes:

- (a) The planning permissions in this case do not incorporate any of the applications that were made to the LPA and therefore the general rule is that it is impermissible to interpret the planning permission by reference to extraneous documents including the planning application.
- (b) There is no ambiguity in the planning permissions granted that would otherwise allow reference to the planning application and any supporting documents as an aid to interpret the meaning of the planning permission and its conditions.
- (c) In any event, the planning permission that governs the operation of this site is that granted on 16th December 2013. The application that supported that the grant of planning permission, even if was to be regarded as incorporated, would not have included the Supporting Statement of the original 2011 application/permission.
- (d) In any event, the wording of Paragraph 4.15 of the Supporting Statement is unclear and ambiguous itself. It is not sufficiently clear to "imply" a restriction on users of the canteen marquee to those occupying the tents.

I will shortly submit a Material Minor Amendment Application for the kitchen element and I trust that, along with the remaining application 14/0779/FUL, this will resolve all the outstanding issues.

Yours faithfully

David Toft

DAVID TOFT

Copy to: Miss J. Bulmer

MMO
27/08/2014
TSC

objection

RYEDALE DA

27 AUG 2014
DEVELOPMENT
MANAGEMENT

Mr J Thompson
Nawton Green Fisheries
Nawton
York
YO62 7SW

24 August 2014

Application No: 14/0777/FUL

Dear Mr Mortonson,

Thank you for your letter of 19 August 2014.

It is my understanding that Miss Bulmer, after taking legal advice, has decided that she does not need planning permission for her restaurant and takeaway business because Ryedale District Council did not properly condition her first planning consent. Is my interpretation of her "withdrawal letter" (by Planning and Landscape Associates Ltd) correct?

My business is still suffering because of Canadian Fields restaurant and takeaway. I am sure that you can appreciate how it feels to be undercut by a business trading illegally. I cannot understand why the applicant has been allowed to build a catering kitchen without any planning permission and with no enforcement action being taken. I am a small business really struggling to make ends meet in these economically challenging times. I have worked hard, paid my taxes and complied with all the regulations placed upon me. It is not right that my business is suffering because Ryedale District Council is allowing Miss Bulmer to flout the law.

Your letter of 19 August 2014 stated "no further action" will be taken by the council. Is this just in relation to the planning application? What about Highways Issues in relation to parking? What about enforcement in relation to the kitchen? If permission for a takeaway food service has never been granted, why has no enforcement action been taken?

I have asked only 5 questions in my letter to you and would appreciate answers to those questions.

Yours sincerely,

MMO

OBJECT.

Glenys Yates

From: WADE DAVID
Sent: 10 August 2014 12:38
To: Development Management
Subject: planning application 14/00777/FUL

Dear sir or madam Objection to planning application 14/00777/FUL I have just recieved an email sent to development management@ryedale.gov.uk from Mrs Pinder. I am also a owner of a static caravan on wrens and i would like to object to planning permission for canadian fields for all the same reasons as Mrs Pinder. The noise on saturday the 26 july was unacceptable. I spoke to the environment office on monday the 28 july about the noise level. Thank you Mrs sandra Wade

RYEDALE DM

11 AUG 2014
DEVELOPMENT
MANAGEMENT

10 BIRCH
AVENUE
LEPTON
HUDDERSFIELD
HD8 0HP

MMO

RYEDALE

13 AUG 2014

DEVELOPMENT
MANAGEMENT

FAO. Mr M. Mortenson.

PLANNING APPLICATION No 14/00777/FOL.

RE CANADIAN FIELDS, SALE LANE NANTON. Y062 750.

Holiday Pitch
HOLDS @

WRENS ST RYEDALE
SALE LANE
NANTON
HILMSLEY
Y062 750

HOME

N.L. HEIGHTON
ANTLER LODGE
49 MOSS GRESSE
RYTON
NE40 4XL
11/8/2014.

Dear Sir,

Further to my letter of 2 weeks ago, the applicants want my permission to serve customers, in her existing facilities, not staying on the site. The applicant has not applied to have additional facilities to cater for 'Functions'.

on the weekend of 8/8 to the 11/8/2014 a huge Marquee was erected and removed with the associated noise of erecting, bringing tables chairs etc and other items. The Music was much reduced from 2 weeks ago but, as it is a Tent, one can hear tracks played, or sections of tracks before they decide it is not what they want, and singing.

This is not what they are applying for, but regardless of having 19 camping units in operation, at the weekend, the site is becoming a diner, with the camping often a secondary feature, especially during the week. This affects those of us that camp regularly on the adjoining field - Wrens - as my wife and I do, and with my grand child over the above weekend 7/8 to 11/8/2014.

The Public use, of the diners, of the site facilities will also reduce the desire of the "glampers" to book as they no longer have exclusive use of the toilets and other items pertinent to campers.

Yours sincerely

MMO
15/08/2014
TJC

Mei Warters

From: dm@ryedale.gov.uk
Sent: 14 August 2014 22:03
To: Development Management
Subject: Comments for Planning Application 14/00777/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:01 PM on 14 Aug 2014 from Mrs Linda Green.

Application Summary

Address: Canadian Fields Gale Lane Nawton York YO62 7SD
Proposal: Change of use from canteen tent ancillary to the campsite for customers staying on the campsite to canteen tent not ancillary to the campsite that is open to customers both from the campsite and customers not staying on the campsite (retrospective application).

Case Officer: Matthew Mortonson

[Click for further information](#)

RYEDALE DM

Customer Details

Name: Mrs Linda Green
Email:
Address: 38 Cleveland Way, Shelley, Huddersfield HD8 8NQ

15 AUG 2014

DEVELOPMENT
MANAGEMENT

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: OBJECTION TO PLANNING APPLICATION NO. 14/00777/FUL This is an objection to the above retrospective planning application, for change of use from canteen tent ancillary to the [Canadian Fields] campsite to canteen tent not ancillary to the campsite that is open to customers both from the campsite and customers not staying on the campsite. and the holding of functions within the canteen tent/restaurant particularly. I write as the owner of a caravan holiday home sited on the Wrens of Ryedale Caravan Park, which is immediately adjacent to Canadian Fields. I would like to make some objections to and observations about this planning application, which I trust will be taken into account when a decision is made by the Planning Committee. I note that in paragraph 1.5 of the supporting document for this application that "This application is submitted retrospectively following a visit from the Council's Enforcement Officer. The officer's view was that"the Local Planning Authority would not be able to support this development should a planning application be submitted". I am therefore not alone in

believing that there are strong grounds for refusing this application, and I lay out my objections below. By far the strongest objection I have to this planning application is the additional noise and disturbance that will almost certainly be generated by the restaurant, in particular when functions are held. Paragraph 2.6 of the supporting document for this planning application states that "There has been no demonstrable harm to the environment or local amenity by the use of the canteen tent by non-paying customers". This is simply untrue, as there have already been several incidences of noise and disturbance which the owner has failed to control, despite being resident on site (in another contravention of the original planning application (Retrospective application 14/00779/FUL). The worse and totally unacceptable incident occurred on Saturday 26th July 2014 when additional tepees were erected for a wedding reception, although several more less intrusive incidents had taken place prior to this. A live band and disco played extremely loud music until the early hours of Sunday morning, (1.45am), disturbing my family and my own peace, sleep and well-being to such a point I felt it necessary to contact the emergency local environmental health team, who were unable to help out of office hours. Unfortunately, the music and disturbance continued causing further upset and distress. With every window closed (even though it was an extremely hot night), I could hear every word that was spoken by the DJ/host and could feel the music vibrating. On contacting the environment health team for a second time, I was advised to ring the police, (which I did at 21.46pm) and report the situation to Ryedale council on the Monday morning. After enduring more hours of the disturbance and loud music I called the police once again at 12.12am. Finally peace was restored at 1.45am. I know others have already reported this incident to the Council's Environmental Health Officer Paul Hunt, who therefore has the full details. In his response to Christine Pinder's (another resident of Wrens) email, Mr Hunt stated "Please be assured that appropriate steps will be taken to avoid any future occurrences of this nature". I do hope so. This is a retrospective application, because the Canadian Fields restaurant/canteen tent has been open to both campsite users and the general public for several months, advertising widely in the local area, tourist press and on social media. Indeed their 'first function/wedding reception' of 26.7.14 was hailed a great success and I feel very strongly that no thought, consideration or attention to anyone else's welfare or well-being was taken into consideration. Finally, I would like to quote the Ryedale Local Plan, which states that "it is essential that the District's tourism industry can continue to develop but that this is achieved in a sustainable way which does not undermine some of the very special qualities...[including the] sense of tranquillity that visitors come to enjoy and experienceit is important that a balance be struck and that new tourist accommodation, attractions and facilities are located in places where the scale, nature of activity and visual intrusion can be accommodated". I feel strongly that if the retrospective planning application is granted

the councils very own vision for this wonderful, tranquil part of the district will be lost and many people will have no purpose to visit.

MMO
14/08/2014
TJC

Glenys Yates

OBJECT

From: Maria Taylor
Sent: 13 August 2014 19:31
To: Development Management; Matthew Mortonson
Subject: Canadian Fields - 14/00777/FUL

RYEDALE DM

OBJECTION – Re. Planning Application 14/00777/FUL

14 AUG 2014

DEVELOPMENT
MANAGEMENT

Dear Sir/Madam,

I write to object to the above retrospective planning application.

My wife and I own Wrens of Ryedale Caravan Park, Gale Lane, Nawton. My business and residential address are immediate neighbours of Canadian Fields.

My reasons for objecting are;

1. The applicants Supporting Statement is misleading and untrue e.g. Para 2.4 – The maximum number of diners the canteen tent can cope with in an evening is 60" yet the applicant states on Facebook that ".....ye old pie night we did a record 86 covers!!!"

2. The Canteen Tent/ Wigwam offers no sound proofing and therefore the noise from this establishment is having a detrimental impact on the amenity area for my business, my residence and the holiday homes of my customers. This is contrary to;

The Ryedale Plan – Local Plan Strategy SP20 which states;

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

National Planning Policy Framework para.123 which states planning policies and decisions should aim to: Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

3. The planting scheme conditioned in the original application has not been completed. There is inadequate screening to the northern boundary.

4. There are neither footpaths nor street lights on the unclassified road serving this development. The national speed limit of 60mph applies to this stretch of road. This is dangerous for the extra pedestrian traffic that is generated through takeaway and restaurant visitors.

5. Allowing a restaurant to operate in a tent in a Greenfield site clearly disadvantages those neighbouring restaurants and takeaways who have invested in conventional buildings and trade legitimately.

In conclusion I ask;

Should the application be approved, the council consider attaching the following conditions;

1. Restrict the hours of opening to 11pm except on Christmas Eve and New Year's Eve.

2. Restrict the playing of amplified music to pre-recorded back ground music only at all times except Christmas Eve and New Year's Eve.
3. Ensure sound proofing is installed within the wigwam and along the northern boundary to reduce impact on neighbouring residents.

Yours faithfully,

David Taylor

MMO
13/01/2014
TS

Obiect

RYEDALE D

13 AUG 2014

DEVELOPMENT
MANAGEMENT

C Sleightholme
Walnut Cottage
East Ness
York
YO62 5YE

13/08/2014

Dear Sir,

Planning Application: 14/00777/FUL retrospective

Please note my objection to the above. The site has traded illegally to date. During that time, the noise pollution from the wigwam restaurant and the distress caused to neighbours (that has already generated Police involvement) evidence why this application should not be approved.

Yours faithfully,

MMO
13/08/2014
TSC

object

RYED

13 AUG 2014
DEVELOPMENT
MANAGEMENT

Mr J Thompson
Nawton Green Fisheries
Nawton
York
YO62 7SW

10 August 2014

Objection – Planning Ref: 14/0777/FUL

Dear Sir/Madam,

I am the owner of Nawton Green Fisheries. My fish and chip shop is located on the side of the A170 at the junction with Gale Lane, Nawton. This is also my home.

I have read the applicant's supporting statement and can only describe it as untruthful. The applicant has been running a restaurant and takeaway food business from her wigwam restaurant for several months.

The marketing of the restaurant and takeaway service has been extensive. Para.2.6 of the supporting statement reads "*the applicant has not deliberately set out to flout planning laws or actively marketed the canteen tent.*" The applicant has, in fact, built a catering kitchen without planning permission, operated a restaurant without planning permission and operated a take away service without planning permission. The applicant has attracted custom my advertising in local magazines, on local notice boards, in shops, fly posting and by personal visits to local campsites to promote the restaurant and takeaway.

Para.6.4 of the supporting statement claims there is a "*need and a demand for additional dining facilities*". My fish and chip shop and the Indian restaurant (in the village) are mentioned in this paragraph. The reality is that the applicant's restaurant and takeaway service is run from a tent without planning permission. Because the applicant is trading illegally, she has reduced her overheads and can thereby undercut other businesses that are trading legitimately. Two mobile fish and chip vans frequent the area, there is a burger van in lay-by just outside the village and the farm shop, just outside Beadlam, all selling food. The applicant must be kidding when she says "*there is a need and demand*". We do not need any more food outlets. My takings are down since Canadian Fields stated trading illegally. I expect the local Council to protect businesses like mine. After all, I suspect the Council will not want to reimburse my loss of earnings caused by a business operating unlawfully.

The level of noise pollution recently experienced from the development (more than 500 yards from my house and still audible at midnight) and the detrimental impact the illegally operating restaurant and takeaway has had on my business are two points I urge you to consider when making your decision.

Yours faithfully

MMO
13/08/2014
TSC

Object

11/08/2014

RYEDALE L
13 AUG 2014
DEVELOPMENT
MANAGEMENT

Mr Kalam Shah
Desi Spice Club
Main Road
Beadlam, Newton
York
YO62 7SU

Dear Mr Mortonson,

OBJECTION

I object to retrospective planning application ref. 14/777/FUL. The applicant has not considered the effect on the local area and businesses despite her claim in the supporting statement, paragraph 6.5;

".....the local pub does not offer food leaving only the fish and chip shop and Indian restaurant in the village offering a takeaway and dining facility. Currently there is a need and demand for additional dining facilities in the local area so other rural businesses are not being harmed by this proposal."

This is not true. I own the Indian Restaurant and Takeaway in the village of Beadlam and I am being harmed by this illegal operation of a restaurant and takeaway. I have worked hard to pay for my business and find it wrong that consideration can be given to an application whose reason for breaking the law is lack of bank funding. By flouting planning law the applicant has saved herself a lot of expense however only at the cost of others.

In addition to the obvious breach of planning law this development is in the totally wrong location. The noise I have experienced late at night emanating from that development is something I would not expect to hear in a city let alone in rural Ryedale. I am governed by strict regulations regarding noise and have the ability to close windows and doors to reduce the impact on my neighbours and the surrounding area. This is impossible when the restaurant is built of canvas and so we all have to suffer.

Yours sincerely,

MMO
13/08/2014
DX

objection

Mr M Grylak
15 Fairfax Close
Ampleforth
York
YO62 4DW

RYEDALE

13 AUG 2014

DEVELOPMENT
MANAGEMENT

13 August 2014

Dear Sir/ Madam,

Objection – Planning application 14/00777/FUL retrospective

Please note my objection to the above planning application. I do not believe that a field, outside the village planning limits, is an appropriate location for a restaurant. I do not believe that a tent is an appropriate structure for a restaurant when one considers the potential for noise pollution.

Yours faithfully,

M Grylak

MMO
13/08/2014
DC

Objection

Mr B Hall
Hallsview
Wapping Lane
Gt. Edstone
York
YO62 6PD

RYEDALE

13 AUG 2014

DEVELOPMENT
MANAGEMENT

13 August 2014

Dear Sir/ Madam,

Objection – Planning application 14/00777/FUL retrospective

I wish to object to the above retrospective planning application to allow Canadian Fields Restaurant to continue to trade on Gale Lane, Nawton.

There are no footpaths from the village to the proposed site. There are no street lights from the village to the proposed site. There is, however, a blind bend at a point where the road narrows. I believe there is the potential for a serious road traffic collision should this permission be granted.

Yours faithfully,

MMO
13/08/2014
TSC

Object

Mrs Maria Taylor
Birchfield House
Gale Lane
Nawton
York
YO62 7SD

RYEDALE DA

13 AUG 2014

DEVELOPMENT
MANAGEMENT

13 August 2014

Dear Sir/Madam,

I live next door to Canadian Fields and the Gisukawaka Restaurant (canteen tent/wigwam). The canteen tent is approximately 100m from my home. It is constructed of canvas. Attached to it is a wooden constructed entrance vestibule. Adjacent to the canteen tent is a catering kitchen constructed of wood on a concrete base. As the immediate neighbour to this site and my experience of living alongside it for the last six months I have found myself with no option other than to object.

I have read through the applicants Supporting statement and have found it to be misleading.

Paragraph 2.4 of the Supporting statement states "the maximum number of diners the canteen tent can cope with in an evening is 60." Yet the applicant states on Facebook at having 500 covers in one week (posted 2 June 2014), 86 covers in one evening (posted 24 July 2014) and their "very first wedding reception" (posted July 31 2014).

It states in the Supporting statement, paragraph 2.6, "The applicant has not set out to flout planning laws or actively marketed the canteen tent." The applicant has undertaken an aggressive marketing campaign in order to promote this new venture. Posters have been attached to bus stops, shop windows and village notice boards. Adverts have been placed in a local publication and on various internet sites, signs have been displayed at the entrance to the site and visits to other local campsites with promotional material have all been undertaken to name but a few.

Paragraph 3.1 claims "The site is bounded by hedgerows and recent tree planting to fulfil the landscape condition". The Landscape condition has not been fully implemented.

This is just a sample of contradictions found within the first two pages of the Supporting Statement. Individually they may appear to be immaterial, insignificant or possibly a simple mistake however collectively it does undermine the sincerity of the application and does not give a true reflection of the effect this establishment has had on the amenity area nor the drain on public funding which it will have if allowed to continue.

The applicant has failed to consider the impact of the development on the surrounding landscape and has not designed the site to reduce adverse effects. Whilst the applicants' initial application described this facility as "similar to the catering tents seen at country shows" it has in fact grown to a 7 meter high wigwam with attached wooden entrance vestibule and a wooden built kitchen alongside. The site is located in an Area of High Landscape Value and whilst the design of the wigwam may appear novel or highly attractive due to its unusual design the sheer sprawl of buildings within this development site is highly visible from the A170 and does not respect the character of the area in which they sit. This restaurant has been built on a Greenfield site and has

operated for approximately 4 months without the appropriate consent. NPPF 3 however states such developments should be supported "where identified needs are not met by existing facilities in rural service centres" and that planning policy should "promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

The villages of Nawton and Beadlam currently have a Fish and Chip Shop, Indian Restaurant and a Public House. Food establishments in these service villages are very much available and in desperate need of custom. The applicant claims "...currently there is a need and a demand for additional dining facilities in the local area so other rural businesses are not being harmed by this proposal." Yet all three establishments are available for sale due to lack of custom and fear closure. The applicant goes on to say "if the enabling funding were to be lost this would delay completion of the development and would lead to a loss of employment and tourist income." Funding in today's climate has had an effect on everyone and whilst NPPF 3 supports economic growth it does not support the granting of planning permission due to a lack of funding. We need to protect the services the village has to offer and the employment these establishments already provide.

Due to the fact that this restaurant is constructed of canvas there is no sound proofing on offer. The applicant states in para 2.6 "there has been no demonstrable harm to the environment or local amenity by use of the canteen tent by non-staying customers." Unfortunately no consideration has been made to the effect on the amenity area. The noise generated by large groups under canvas cannot be disguised or contained in a canvas structure. There have been several recorded incidents of noise disturbance in last 4 months not only from the users of the canteen tent but from customers pitching tents on the remaining area of land. The applicant does not abide by the conditions of Ryedale District Council Site Licence. A condition of this licence, amongst many other conditions, states that "the licensee by himself or a person employed by him for the purpose shall maintain adequate supervision of the site so as to ensure strict observance of the conditions and good conduct of the site". Yet despite the applicant living on site no efforts have been made to control the noise coming from this establishment in fact quite the opposite. Unfortunately this has resulted in Police and Ryedale District Council Pollution Control Officer involvement after the applicant closed the campsite in favour of hosting a wedding reception. This involved the erection of two further wigwams, a live band and a disco. Whilst the applicant did apply to Ryedale District Council for a Temporary Event Notice it failed to take in to consideration the massive impact it would have on such a peaceful area. The music did eventually stop at 1.40am after the Police attended however this was followed by the fallout from such an event. The undeveloped area of the "glamping site" usually used for standard tents was utilised as a car park.

NPPF para.123 states planning policies and decisions should aim to:

- Avoid noise from giving rise to adverse impacts on health and quality of life as a result of new development;
- Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- Recognise that development will create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land use since they were established; and
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

I believe that the use of this canteen tent as a restaurant, with an alcohol and music licence, open to the public is a direct contravention of this policy. A canvas tent does not offer any protection to me in the adjacent residential property. I believe the proposed development has a dominating impact on me and my right to the quiet enjoyment of my property. I would urge the council to consider its responsibilities under the Human Rights Act in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of *Britton vs SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

I believe that the visual impact and noise generated by this development to date has evidenced why this application should be refused. The application does not comply with National and Local Policies.

The Ryedale Plan – Local Plan Strategy SP20 states;

“New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.”

In conclusion I ask, should the application be approved, the council consider attaching the following conditions;

1. Restrict the hours of opening to 11pm except on Christmas Eve and New Year's Eve.
2. Restrict the playing of music to pre-recorded back ground music only at all times except Christmas Eve and New Year's Eve.
3. Ensure sound proofing is installed within the wigwam and along the northern boundary to reduce impact on neighbouring residents.

I would be grateful if the council would take my objections into consideration when deciding this application.

Yours faithfully

MMO
12/08/2014
TSC

MANAGEMENT
DEVELOPMENT
12 AUG 2014

Support.

High Farm
Beadlam Rigg
Pockley
North Yorkshire
YO62 7TG

Dear Mr Mortonson

RYEDALE DM

RE: 2014/0077 FUL – Canadian Fields, Restaurant Application

We write in support of this application.

The NPPF strongly supports the rural economy and diversification away from agriculture, especially where it is creating jobs and spending within the area and also increasing community facilities and meeting points for communities to get together. Canadian Fields has very quickly become a pleasant and attractive meeting and eating place which is something that is limited supply in the locality.

The Council should support a young individual who's determination to succeed has meant that she was undeterred when the banks would not lend her the necessary money to complete this project. Jenny has developed the business in a manner which means that there are:

- **no changes to the appearance of the site;**
the restaurant would be there whether it served only those on site or not
- **no increase in the intensity of its use above that which has already been approved;**
the restaurant caters for 60 covers. The approved scheme accommodates 133 bed spaces. Once fully developed the catering will be self-limiting as residents will fill the restaurant and therefore there will not be space for non-residents.
- **There is no detrimental impact on the neighbours**
Non-resident diners do not generate any more noise than resident ones.
- **Therefore we can see no increase in the impact that the current proposal has on the surrounding locality, above that which has been approved already.**

The original permission did not preclude the catering for non-residents, which was an option open to the Council at the point of determination and therefore the applicant did not consider that this would be an issue when trying to generate more funds to develop the rest of the site in line with her approval. The 50+ bookings that she has most nights speak for themselves as to how popular this venture is and how successful it is in bring revenue into the area, especially when food has not been served at the village pub for a number of years now.

As competition is not a planning consideration, and as stated above, there is no increase in the level of activity above that already approved and no change in appearance, it is hard to see what the issue is with where the diners choose to sleep once they have eaten in this exceptional quality restaurant with a very unique dining experience.

Please support this local business lady as Ryedale could do with more like her with such determination to be successful.

I would therefore encourage Officers and Members to approve this application as there is no demonstrable harm above that which has already been approved.

Yours sincerely

Mr & Mrs I Teasdale

MMO
11/08/2014
TJC

OSJ=CT

Glenys Yates

From:
Sent: 10 August 2014 11:41
To: Development Management
Subject: Planning application 14/00777/FUL

RYEDALE DM

**11 AUG 2014
DEVELOPMENT
MANAGEMENT**

Dear Sir or Madam

OBJECTION TO PLANNING APPLICATION NO. 14/00777/FUL

This is an objection to the above retrospective planning application, for change of use from canteen tent ancillary to the [Canadian Fields] campsite to canteen tent not ancillary to the campsite that is open to customers both from the campsite and customers not staying on the campsite.

I write as the owner of a static caravan holiday home sited on the Wrens of Ryedale Caravan Park, which is immediately adjacent to Canadian Fields. This is my seventh seventh year on this site.

I would like to make some objections to and observations about this planning application, which I trust will be taken into account when a decision is made by the Planning Committee. I note that in paragraph 1.5 of the supporting document for this application that "This application is submitted retrospectively following a visit from the Council's Enforcement Officer. The officer's view was that the Local Planning Authority would not be able to support this development should a planning application be submitted". I am therefore not alone in believing that there are strong grounds for refusing this application, and I lay out my objections below.

By far the strongest objection I have to this planning application is the additional noise and disturbance that will almost certainly be generated by the restaurant. Paragraph 2.6 of the supporting document for this planning application states that "There has been no demonstrable harm to the environment or local amenity by the use of the canteen tent by non-paying customers". This is simply untrue, as there have already been several incidences of noise and disturbance which the owner has failed to control, despite being resident on site (in another contravention of the original planning application). By far the most intrusive incident occurred on Saturday 26th July this year, when two additional tepees were erected for a wedding reception, one of which was less than 100 yards from the Wrens of Ryedale Caravan Park boundary. Not all the attendees at this reception would be paying customers of Canadian Fields, so this is a clear example of non-paying customers causing harm to local amenity by using the canteen tent (and the two additional tepees), therefore refuting the above statement from the supporting document.

During the wedding reception, in the tepee nearest to the Wrens boundary, a live band played, followed by a disco. The extremely loud level of noise from both the music and the people attending the reception were only controlled when a user of Wrens called the police out, who ordered the music to be switched down. This was at approximately 1.40am on the Sunday 27th. I and others have already reported this incident to the Council's Environmental Health Officer Paul Hunt, who therefore has the full details. In his response to my email, Mr Hunt stated "Please be assured that appropriate steps will be taken to avoid any future occurrences of this nature". I would strongly recommend that the first step be to refuse this application.

I understand that the owner of Canadian Fields was granted a Temporary Event Notice (TENS) for this event, so I would suggest that if this planning application were by any chance to be granted (and I sincerely hope it is not), the owner would be very likely to apply for further TENS in the future. If this happens, any TENS granted should have strict conditions attached, such as music to stop at 11pm. I note that the general guidance on TENS states that doors and windows should be closed if music is to continue later than this, but this is impossible in a tent, which has absolutely no sound proofing in the first place. In addition, the original planning permission for the Canadian Fields site laid down the screening/planting that must take place, which might help to disguise noise from the canteen tent. The owner has planted the screening along the Wrens boundary, but has not planted all the screening within her own site in the area which is nearest to Wrens, despite the supporting document for this planning application stating otherwise.

Finally on this point, I note on your website that Environmental Health Officer Serena Williams had no objection to this planning application, and she made no further observations. However, her response is dated 23rd July 2014, three days before the above incident took place.

Still on the issue of noise, some reviews by Canadian Fields users on the website www.pitchup.com need to be highlighted, as several mention noise on the site. For example, one review states that users "were kept awake by noisy campers". The same applies to the users of Wrens, and if the restaurant is to remain open to non-campers, further noise and disturbance will be generated, in addition to that already endured.

The impact of the above incidences of noise, disturbance and harm to local amenity is heightened by the fact that the immediately adjacent Wrens of Ryedale is advertised as a "quiet, family run caravan holiday park, ideally located for a peaceful stay in the country". On the above occasions, this was far from the case, due to factors completely out of the control of the park owners. In addition, one of the park rules is "No noise after 10.30pm. The strict enforcement of this rule by the owners is welcomed by the residents, as peace and quiet is what they come to Wrens for.

Moving on to another observation, this is a retrospective application, because the owner of Canadian Fields has in fact been opening her canteen tent to both campsite users and the general public for several months, in clear contravention of the original planning permission for the campsite. Furthermore, this contravention has not been "hidden" in that the owner has conducted a fairly wide ranging advertising campaign, despite the statement in the supporting document (paragraph 2.6) that "The owner has not deliberately set out to flout planning laws or actively marketed the canteen tent. One advert was placed in the Yorkshire Advertiser and a sign was displayed at the gate". I would like to point out that as well as using these marketing tools, the owner has also posted advertisements on local lamp posts and trees, given out menus to those enquiring about the restaurant, and posted numerous advertisement-like posts onto the Canadian Fields Facebook page, some advertising things as pie and curry nights at the restaurant. Facebook is a very strong marketing tool in the digital age, so it can hardly be said that the owner has not "actively marketed the canteen tent". If this planning application is approved, the owner will step up her marketing, generating more people in the restaurant and therefore even more noise and disturbance.

In another open contravention of the original planning application, the owner of Canadian Fields has been taking touring caravans, camping tents, mobile homes and camper vans on the site ever since it opened. This would presumably have generated some income, which would in turn appear to refute at least in part, the statement in paragraph 1.7 of the supporting document that "The development should be viewed as enabling development that is required to fund the completion of the approved glamping enterprise".

Finally, I would like to mention the Ryedale Local Plan, which states that "it is essential that the District's tourism industry can continue to develop but that this is achieved in a sustainable way which does not undermine some of the very special qualities...[including the] sense of tranquillity that visitors come to enjoy and experience". As described above, this sense of tranquillity has already been intruded upon by the presence of the canteen tent and by its users, and the noise and disturbance will continue and most likely get worse if this planning application is granted.

The Ryedale Local Plan goes on to say that "it is important that a balance be struck and that new tourist accommodation, attractions and facilities are located in places where the scale, nature of activity and visual intrusion can be accommodated, for example in terms of the character and sensitivity of the locality". In fact, the canteen tent does intrude visually on the local landscape, in that it is clearly visible not only from Wrens (where the static and touring caravans and most of the buildings are lower in height), but also from the main A170 road. In addition, it is on a greenfield site, and I would suggest that a restaurant would be better situated in a village, rather than in the middle of a quiet rural area.

I trust that my objections and observations will be taken into account by the Planning Committee when making a decision on this application, and I strongly recommend that it be refused on the grounds laid out above.

Christine Pinder

Christine Pinder
27 Welbourn Walk
Norland Avenue
Hull HU4 7ST

MMO
04/07/2014
TSC

NL HEIGHTON
season pitch where 2-4 2 night
WRENS OF RYSDALE
SAGE LANE
NANTON
HELMLEY
YO62 7SD

Home Object
ANTLER LODGE
49 Moss Crescent
Ryton
NE60 4SL.

YO62 7SD RYSDALE DNA 2014.

PLANNING APPLICATION NO 14/00777/FUL.
RE CANADIAN FIELDS, SAGE LANE, NANTON YO62 7SD.
CASE OFFICER MR. MATTHEW MORTONSON.

04 JUL 2014

DEVELOPMENT MANAGEMENT

Dear Sir,
As an annual pitch hire, I am a regular user of the adjacent site to Canadian Fields, at Wrens, and both sites share a common boundary, I am 100mtrs from the Canadian tent, and the whole of Wrens is within 220mtrs of it. My wife and I, along with the other regular "residents" like to visit the area because of the tranquility and the wild life we see in the field next to both sites. Foxes, Deer, hares, Woodpeckers and much more beside.

- ① Canadian Fields claim that with only 3 glamping units on site means that they have to open to the public to "make ends meet" to finance the whole project. There is no mention that they have in fact been taking in touring caravans, camper vans and lots of tents which use their facilities and caravans.
- ② Section 6.3 of the support statement says that they have 1 full time and 14 parttime staff equating to 6 full time jobs. I suspect that these figures are on the basis of large catering functions, as 3 glamping units and people providing their own camping does not require this number of staff.
- ③ On the 26th July they may have had 15 staff on site as they in fact closed their site to campers to cater for a wedding, with 2 additional "wigwams" being erected. This allowed the 100+ people on Wrens adjacent site (aged from 3 to 85, but most over 55) to experience what they envisage
a) by using tents, all noise, parking, speeches or music has no "deafening attenuation" by the canvas.
b) Microphones and amplifiers were in use.
c) Music played from 9pm at such volume that my caravan vibrated like a train buzz. Such that you could feel it on the walls, the bed head fabric and the bed itself.

- d) If the warden was on site, why at 12-45 am, after 3 3/4 hours, could I only get hold of an answer machine to ask them to turn the music down, as it was hurting my wife's ears. (I had removed my hearing aids).
- e) Others had tried to contact the council re the noise but obviously the offices were closed till Monday.
- f) I believe that the Police called to Canadian fields site and the sound reduced at 1 am.
- g) I believe that Canadian fields will use the Temporary Event Notice (TEN) to cater for events that will be noisy and disturb the peace and quiet of the area.

The repeated use of retrospective applications after they have contravened their original agreed plans and conditions shows that they are prepared to push the law as far as they can, in the hope you will be more sympathetic as it's already in use, as planning consultants are well aware of. When this is voted on by the council there are members with a conflict of interest. Can measures be put in place to ensure that a fair vote is held?

If you allow Canadian fields to finance their development in this way, it will be to the detriment of others that have had to develop their business the conventional way, and would in fact lose them money and the possibly the viability of their site if the disturbance caused the ^{several} ~~several~~ pitch renters to move to other areas.

Please do not recommend approval of this application.

Yours sincerely

P.S. Sorry this letter is not typed but I am still on holiday,

APPENDIX C
PLANNING APPLICATION 11/00686/MFUL
DOCUMENTS

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: 11/00686/MFUL

Proposal: Change of use of agricultural land to allow the siting of 19 no. tents on decking bases, erection of toilet and reception block and canteen marquee, change of use of agricultural building to winter tent store, formation of vehicular access, gravel site roads and paths, car parking and landscaping

at: Land At OS Field 5166 Gale Lane Newton Helmsley

for: Miss Jennifer Bulmer

Decision Date: 28 September 2011

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

National Policy Guidance - PPS1 - 'Delivering Sustainable Development' 2005
National Policy Guidance - PPS7 - 'Sustainable Development in Rural Areas' 2004
Ryedale Local Plan - Policy ENV3 - Development in the Areas of High Landscape Value
Ryedale Local Plan - Policy TM3 - Chalet, cabin and static caravan development
Ryedale Local Plan - Policy TM4 - Touring caravan and camping sites
Ryedale Local Plan - Policy ENV7 - Landscaping
Ryedale Local Plan - Policy T3 - Access to the local highway network

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun on or before 27 September 2014.

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

02 Unless otherwise agreed in writing with the Local Planning Authority there shall be no more than 19 safari type tents on this site at any one time.

Reason:- In the interest of certainty and to protect the character and appearance of the area and satisfy Policy ENV3 of the Ryedale Local Plan.

Miss Jennifer Bulmer
C/O Planning & Landscape Associates Ltd (Mr D Toft)
87 Cop Lane
Penwortham
Preston
Lancashire
PR1 9AH

- 03 The units hereby approved shall be used for holiday accommodation only, and not for permanent residential accommodation.
- Reason:- It is not considered that the application site is suitable for permanent residential site is suitable for permanent residential use because it lies within an area where Policy Preclude the development of permanent residential development except for agricultural or forestry purposes.
- 04 The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual holiday units on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
- Reason:- In the interests of residential amenity and to protect visitors and residents of the nearby 'Wrens Caravan Park'.
- 05 Before the development hereby permitted becomes fully operational a method statement for the operation and supervision of the campsite, including for out of office hours, shall be submitted to and approved in writing by the Local Planning Authority.
- Reason:- To ensure a well managed facility that would not have an adverse impact on the character of the area or the amenity of nearby residents and visitors.
- 06 The holiday units on the site shall only be occupied between 1 March and 31 October in any one calendar year. During the time that the units are not occupied they shall be dismantled and the timber deckings protected.
- Reason:- The site lies in an area where the provision of permanent residential accommodation is contrary to Policy and to satisfy the requirements of Policy TM3 of the Ryedale Local Plan.
- 07 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) submitted by P L A, Project Ref JO14, dated 14 June 2011 and the following mitigation measures detailed within the FRA:
1. The site access road is constructed of permeable materials.
 2. Surface water runoff should be managed by infiltration methods as per section 6.2 of the FRA.
 3. Before works commence soakaways should be shown to be effective for the disposal of surface water from this site and, if not, the applicant should be requested to resubmit amended proposals should how they propose to drain the site. It is therefore recommended that an appropriate assessment is carried out in accordance with BRE Digest 365.
- Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site.

Miss Jennifer Bulmer
C/O Planning & Landscape Associates Ltd (Mr D Toft)
87 Cop Lane
Penwortham
Preston
Lancashire
PR1 9AH

- 08 Unless otherwise agreed in writing with the Local Planning Authority the landscaping shown on Drw.No.06 shall be fully implemented within the next planting season following commencement of development. In the event of any plant material dying or become seriously diseased or damaged within a 5-year period of planting, it shall be replaced with similar species to a specification that shall first be agreed in writing with the Local Planning Authority, unless the Local Planning Authority give written consent to any variation.

Reason:- To enhance the appearance of the development hereby approved and to comply with the requirements of Policy ENV7 of the Ryedale Local Plan.

- 09 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme of their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Reason:- In accordance with Policy T3 of the Ryedale District Local Plan and in the interests of highway safety.

- 10 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(ii) The access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 5 metres, and that part of the access road extending 10 metres into the site shall be constructed in accordance with Standard Detail number E7-E.

(iii) Any gates or barriers shall be erected a minimum distance of 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iv) The final surfacing of any private access within 10 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy T3 of the Ryedale District Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Miss Jennifer Bulmer
C/O Planning & Landscape Associates Ltd (Mr D Toft)
87 Cop Lane
Penwortham
Preston
Lancashire
PR1 9AH

- 11 The development hereby permitted shall be carried out in accordance with the approved plans.
- Reason:- For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the approved plans.
- 12 Notwithstanding the submitted details, at least 10% of the energy consumption of the development shall be derived from on-site renewable resources, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.
- Reason:- In the interests of energy efficiency, and to satisfy the requirements of Policy ENV5 of the Regional Spatial Strategy.

INFORMATIVE(S)

- 01 In relation to Condition 10. You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.


HEAD OF PLANNING

Miss Jennifer Bulmer
C/O Planning & Landscape Associates Ltd (Mr D Toft)
87 Cop Lane
Penwortham
Preston
Lancashire
PR1 9AH

Development Control
Ryedale House
Malton
YO17 7HH
Tel: 01653 600666
Fax: 01653 690834
E-mail dc@ryedale.gov.uk



For office use only

App No: 11/00686/MTNL

Fee:

Date Received: 06-07-11

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

| | | | | | |
|---|-----------------|-------------|-------------------|-----------------|------------------|
| Title: | Miss | First name: | Jennifer | Surname: | Bulmer |
| Company name: | | | | | |
| Street address: | Tariq | | Country Code | National Number | Extension Number |
| | Main Street | | Telephone number: | | |
| | Harome | | Mobile number: | | |
| Town/City: | York | | Fax number: | | |
| County: | North Yorkshire | | Email address: | | |
| Country: | United Kingdom | | | | |
| Postcode: | YO62 5JF | | | | |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | |

2. Agent Name, Address and Contact Details

| | | | | | |
|-----------------|------------|-------------|---------------------------|-----------------|------------------|
| Title: | | First Name: | David | Surname: | Toft |
| Company name: | P+LA | | | | |
| Street address: | 87 | | Country Code | National Number | Extension Number |
| | Cop Lane | | Telephone number: | 01772 743047 | |
| | Penwortham | | Mobile number: | 0791 3840979 | |
| Town/City: | Preston | | Fax number: | | |
| County: | Lancashire | | Email address: | | |
| Country: | England | | | | |
| Postcode: | PR1 9AH | | david.toft@homecall.co.uk | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of agricultural land to allow siting of 19no. tents on on decking bases and a canteen marquee. Erection of sectional building to provide toilet, office and reception facilities, change of use of agricultural building to winter tent storage formation of vehicular access, gravel site roads and paths and car park.

Has the building, work or change of use already started?

☐ Yes ☒ No

RYEDALE

06 JUL 2011

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:

Suffix:

House name:

Street address:

GALE LANE

BEADLAM

Town/City:

County:

Postcode:

YO62 7SD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

465624

Northing:

483871

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:

Mr

First name:

Dominic

Surname:

Smith

Reference:

N/A

Date (DD/MM/YYYY):

24/09/2010

(Must be pre-application submission)

Details of the pre-application advice received:

Concern at lack of existing screening. Development would not accord with Policies TM4 and ENV3 however the proposed site is next to an existing caravan park and this could assist.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Dwg. No J14/06 - Site Layout and Landscape Structure

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Compound

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Separate bins in compound

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Western Red Cedar boarding

Roof - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Pantile profile steel sheets

Windows - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Stained softwood

Doors - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Stained softwood

Boundary treatments - description:

Description of existing materials and finishes:

Hedgerows

Description of proposed materials and finishes:

Native planting

Vehicle access and hard standing - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Access from Gale Lane - Dense Bitumen Macadam
Internal site roads and parking areas - permeable gravel

Lighting - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Low level bollard lighting

Others - description:

Type of other material:

Guttering

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Black uPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars | 0 | 37 | 37 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 24 | 24 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒

Yes

☐

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☒

Sustainable drainage system

☐

Main sewer

☐

Pond/lake

☐

Soakaway

☒

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

b) Designated sites, important habitats or other biodiversity features

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

c) Features of geological conservation importance

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

14. Existing Use

Please describe the current use of the site:

Agriculture

Is the site currently vacant?

☐

Yes

☒

No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐

Yes

☒

No

Land where contamination is suspected for all or part of the site?

☒

Yes

☐

No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐

Yes

☒

No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒

Yes

☐

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐

Yes

☒

No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐

Yes

☒

No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No**18. All Types of Development: Non-residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 330.0 | 0.0 | 386.0 | 386.0 |
| Total | | 330.0 | 0.0 | 386.0 | 386.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 1 | 6 | 3 |

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-------|------------------|----------|------------|----------|--------------------------|----------|-------------------------------------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |
| Other | | | | | | | <input checked="" type="checkbox"/> |

21. Site Area

What is the site area?

01.82 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not Applicable

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Toft

Person role: Agent

Declaration date: 15/06/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

| Notice recipient | | Date notice served |
|------------------|---------|--------------------|
| Name: | | |
| Number: | Suffix: | |
| Street: | | |
| Locality: | | |
| Town: | | |
| Postcode: | | |

Title: Mr First Name: David Surname: Toft

Person role: Agent

Declaration date: 15/06/2011

☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 06/07/2011