APPENDIX A RESTAURANT INFORMATION

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



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

120z 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 Manning Consultants Landscape Architects

57 Cup Laire, Perworlborn, Preston, Laricast ite PR1 9AH. Tel. 01772 743047 or 07913 \$40979 Ema., david latti Ahamecalica uk.

Our Ref. DT/AT/J14A

15* August 2014

Development Control Ryedale District Council Rydale House Matton 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

WITHDRAWL 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

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 marques, 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 Nawton Helmsley

far:

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 - PPSI - Delivering Sustainable Development 2005

National Policy Guidance - PPS7 - 'Sustainable Development in Rural Areas' 2004

Rycdale Local Plan - Policy ENV3 - Development in the Areas of High Landscape Value

Ryedale Local Plan - Policy TM3 - Chalet, cabin and static carevan development

Ryedale Local Plan - Policy TM4 - Touring carevan 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

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

PRI 9AH

L

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.

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'.

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.

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.

- The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) submitted by P LA, 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
 - 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.

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

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.

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.

- 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

APPN NO: 11/00686/MFUL

- 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.
- 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)

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.

CHULL 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/MThiL 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.

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9. (Materials continued)	
Walls - description:	
Description of existing materials and finishes:	
NA	
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:	
Fantile 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:	
Hedgeraws	
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 grave:	
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?	C Yes @ No

10. Vehicle Parking

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

Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
0	37	37
0	0	0
0	o o	0
0	24	24
0	0	0
C	0	ò

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 avisting drainage system? (Yes & No Cunkno	OWN.
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.)	es (* No
If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.	
Nyour proposal within 20 metres of a watercourse leig, river, stream or beck)? (Yes [140
Will the proposal increase the flood rake/sewhere! Tes 6 No	
How will surface water be disposed of?	
Sustainable drainage system Main sewer	Pond/lake
Soukeway Statisting watercourse	rordate
1 yearned N princing entercourse	
13. Biodiversity and Geological Conservation	
To assist in answering the following questions refer to the guidance notes for further information on when there or geological conservation features may be present or nearby and whether they are likely to be affected by your;	
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely on land adjacent to or near the application site:	or conserved and enhanced within the application size, (
x) Protected and priority species	
(* Yes, on the development size (* Yes, on and adjacent to or near the proposed development	♠ No
b) Designated sites, important habitats or other bloodversity features	
(* Yes, on the development site (* Yes, on and adjacent to or near the proposed development	(No
c) Features of geological conservation importance	
(* Yes, on the development vite (* Yes, on land adjacent to or near the proposed development	(No
14. Existing Use	
Please describe current use of the site.	
Agricuture	
Is the site currently vacant? Yes (No	
Does the proposal involve any of the following?	
If yet, you will need to totan't 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 vite? (* Yes (* No	
A proposed use that would be carricularly vulnerable to the presence of contamination?	Yes (No
15. Trees and Hedges	
Are there trees or nedges on the proposed development size? (* Yes (* tio	
And/or: Are there trees or hedges on fand adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?	C Tes @ No.
If Yes is either or both of the above, you <u>may</u> need to provide a full Tree Survey, at the discretion of your local pla accompanying plan should be submitted alongside your application. Your local planning authority should make: accondance with the Current 1855837: Frees in relation to construction—Recommendations.	
16. Trade Effluent	
Does the proposal invalve the need to dispose of trade effluents or waste? Tes	(€ No

	propose include the geni or it	oss of residentia	units?	C	Yes (No				
. All T	Types of Development:	Non-reside	ntial Floors	pace					
oes your	r proposal involve the loss, gain	or change of u	se of non-resid	ential floorspac	re?		Yes ← No		
	Jise classitype of use		Existing inte- inte- floors (square	mal pace	Gross Internal floorso lost by change demoliti (square me	ace to be of use or on	Total gross new inter floorspace propose (including changes of (square metres)	d	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 professions	el services		0.0		0.0		0.0	e
A3	Restaurants and ca	rfes		0.0		0.0		0.0	.0
A4	Drinking establishm	ents		0.0		0.0		0.0	0.
A5	Hot food takeawa	lys		0.0		0.0		0.0	0
37 (a)	Office (other than	A2)		0.0		0.0		0.0	0
81 (b)	Research and develop	pment		0.0		ca		0.0	0.
31 (c)	Light Industrial			0.0		0.0		0.0	0.
82	General Industri	al		0.0		0.0		0.0	0
88	Storage or distribu	tion		0.0		0.0		0.0	0
C1	Hotels and halls of res	idence		0.0		0.0		0.0	3
C2	Residential Institut	lans		0.0		0.0		0.0	2
DI	Non-residential instit	utions		0.0		0.0		0.0	0
D2	Assembly and leis	ure		0.0		0.0		0.0	0
Other	Please Specify			330.0		0.0		386.0	356
	Total			330.0		0.0		385.0	386
or hatel	s, residential institutions and he	astels, please ac	iditionally indi	ate the loss or	gain of rooms:				
	Use Class Type	es of use	Existing room	or demolition	change of use		proposed (including inges of use)		Net additional rooms
			-					-	
9. Em	ployment								
known,	please complete the following	information re	garding emplo	yees:					
		Full-tin	ne	Part-time			Equivalent number of	ffull-tr	~
	Existing employees	0		0 0					
	Proposed employees	1		6			3		
). Hou	urs of Opening , please state the hours of open		n-residential u	se proposed	nd su		Sunday and B	lank tie	days Not
-	Monday to Frid	Monday to Friday Start Time End Time		Start Time End Time			Start Time	i Time Known	
known, Use			and the same of th	Start Fierre	E-12-11 11/E		The second secon		
Use				Start Fime	E d line			1000	×
Use Other	Start Time En			start fime	e d line				R
Use Other				start time	e a fine				R
Other	Start Time En		res	start lime	e a fine				R
Other 1. Site What is the	Start Time En	nd Time			2 dine				R
Other 1. Site What is the control of the control o	Start Time En	necta frocesses an	d Machiner	у		ensinellad ny	plant, ventilation or a	ii cond	
Other 1. Site What is the same of many period and applications.	e Area the site area? [01.82 [ustrial or Commercial Plescribe the activities and process nachinery which may be installed incable.]	necta rocesses an sees which would on site:	d Machiner	у		ets including	g plant, ventilation or a	it cond	
Other 1. Site What is the same of more applications of the same o	e Area the site area? On a2 ustrial or Commercial P escribe the activities and proces activinery which may be installed.	necta rocesses an sees which would on site:	d Machiner	y It on the site an			g plant, ventilation or a	it cond	
Other 1. Site What is the ground of Application of the pro-	e Area the site area? [01.82 [ustrial or Commercial Plescribe the activities and process nachinery which may be installed incable.]	necta rocesses an sees which would on site:	d Machiner	y It on the site an	d the end produ		g plant, ventilation or a	iit cond	

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4. Site Visit								
Can the site be seen	from a public roa	d, public footpath, bridleway or	other public land?		(Yes	0	io	
fithe planning author	only needs to mak	e an appointment to carry out	a site visit, whom sho	uid they conta	ct? (Please se)	ect arriv	one)	
(The agent		cant C Other person						
5. Certificates	(Certificate A							
certify/The applican	Certifies that on	intry Planning (Development	e of this application is	dure) (England	d) Order 2010	diene e	and the same of th	swith a
the Mr	First name	David		Surname	Toft			
Person raie Ager	16	Declaration date	15/06/201			\boxtimes	Declaration made	
All Note of the land	to which the appli or has given the n	at Complete Either A or 8 cation relates is, or is part of an equisite notice to every person on all or part of the land to whi	other than myself-th	e applicant who	o, on the day 2 below	13 days t	before the date of this application	o,
Al None of the land 5) I have/The applica vas a tenant of an ag	to which the applint has given the nontrivial holding is an agricultural	equisite notice to every person on all or part of the land to whi holding, of which the applicant e table below	other than myselfith ich this application re t is the sole tenant, th	e applicant wh lates, as listed t	below		of the form by writing 'sole tena	
Al None of the land 5) I naver the applica via a tenant of an ag lany part of the land or applicable in the	to which the applint has given the nontrivial holding is an agricultural	cation relates is, only part of an equivite notice to every person on all or part of the land to while holding, of which the applicant	other than myselfith ich this application re t is the sole tenant, th	e applicant wh lates, as listed t	below			
Note of the land to inverthe applica as a tenant of an ag- any part of the land or applicable in the	to which the applint has given the nontrivial holding is an agricultural	equivite notice to every person on all or part of the land to whi holding, of which the applicant e table below Notice /ecipien	other than myselfith ich this application re t is the sole tenant, th	e applicant wh lates, as listed t	below		of the form by writing 'sole tena	
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Al None of the land 5) I have/The applica 46.5 I tenant of an ap Lany part of the land of applicable in the Name: Number: Street: Locality:	to which the applint has given the nontrivial holding is an agricultural	equivite notice to every person on all or part of the land to whi holding, of which the applicant e table below Notice /ecipien	other than myselfith ich this application re t is the sole tenant, th	e applicant wh lates, as listed t	below		of the form by writing 'sole tena	
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Al None of the land 5) I have/The applica 46.5 I tenant of an ap Lany part of the land of applicable in the Name: Number: Street: Locality: Town: Postcode:	ns has given the ricultural holding is an agricultural first column of the	cation relates is, or is part of an equivite notice to every person on all or part of the land to while holding, of which the applicant etable below. Notice /ecipien Suff's.	other than myselfith ich this application re t is the sole tenant, th	e applicant who	pelaw nuid complete		of the form by writing 'sole tena	
Al None of the land 5) I have/The application is tenant of an applicable in the Name: Number: Street: Locality: Town: Postcode: Its Mr. srson role: Agen	ns has given the ricultural holding is an agricultural first column of the	cation relates is, or is part of an equivite notice to every person on all or part of the land to while holding, of which the applicant etable below. Notice /ecipien Suff's.	other than myselfith ich this application rel	e applicant who	pelaw nuid complete		of the form by writing 'sole tena Date notice served	
Al None of the land 5) I nave/The applica vas a tenant of an ap lany part of the land of applicable in the Name: Number: Street: Locatity: Town Postcode: sie Mr srson role: Agen 6. Declaration	ns has given the ricultural holding is an agricultural first column of the	cation relates is, or is part of an equivite notice to every person on all or part of the land to while holding, of which the applicant etable below. Notice /ecipien Suff's. David Onclaration date:	other than myselfith ich this application relation relation relation relations to the sole zenant, the	e applicant who	pelaw nuid complete		of the form by writing 'sole tena Date notice served	
Al None of the land Si inverthe application in a part of the land or applicable in the Name: Number: Street: Locality: Town Postcode: Its Mr. seson role: Agen 6. Declaration we hereby apply for	to which the applies has given the incustural holding is an agricultural first column of the First Name:	cation relates is, or is part of an equivite notice to every person on all or part of the land to while holding, of which the applicant etable below. Notice /ecipien Suff's.	other than myself,thich this application is t is the sole zenant, th	e applicant who	pelaw nuid complete		of the form by writing 'sole tena Date notice served	