

SUPPORTING STATEMENT

RYEDALE DM

12 SEP 2014

DEVELOPMENT
MANAGEMENT

RETROSPECTIVE PLANNING APPLICATION

ERECTION OF CAMP KITCHEN BUILDING

CANADIAN FIELDS GLAMPING SITE
GALE LANE
BEADLAM
YO62 7SD

P+LA

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared to support a retrospective application for the erection of a pre-fabricated building which is used as a kitchen to store and prepare food for campers and other visitors to Canadian Fields Glamping site in Gale Lane Nawton. The applicant is Miss J Bulmer who is the proprietor and site owner.
- 1.2 Planning permission was granted 28 September 2011 for the 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 access, gravel site roads and paths, car parking and landscaping at Gale Lane, Beadlam, North Yorkshire (App. No. 11/00686/MFUL). On 16th December 2013 Condition 6 was removed in order to permit a year round opening season (13/01122/73AM). The site opened for the 2013 season as 'Canadian Fields', a reference to its occupation in World War II by Canadian Airmen.
- 1.3 This application is submitted retrospectively following a visit from the Council's Enforcement Officer. The prefabricated building was assembled on site at the beginning of April 2014 and fitted out and operational by Good Friday 18th April 2014. Ten staff are employed in the kitchen and café. If permission is not granted and the building has to be removed this employment will be lost.
- 1.4 The kitchen is essential to the operation of the canteen tent or café in order to meet food hygiene regulations. The appearance of the pre-fabricated building is in keeping with the adjacent reception and toilet block and is clad in the same western red cedar boards.
- 1.5 The building is screened from Gale Lane by the perimeter landscape and cannot readily be viewed from any public vantage point. It is not prominent in the local landscape nor does it impact on the amenity of any adjacent land uses.

2.0 BACKGROUND

- 2.1 Canadian Fields is an establishing glamping site. Glamping is a luxury form of camping where the tents are erected and equipped with a flushing toilet, a shower, a master bedroom, a bunk bedroom, table and chairs and a cooking stove. So far three of the 19 tents have been erected and furnished.
- 2.2 Following the removal of Condition 6 to permit the all year round operation of the site the applicant's views changed as it became apparent that a permanent kitchen would be required for the 2014 season.
- 2.3 Legal opinion has been sought from John Barrett of Kings Chambers and the applicant can serve food to the general public under planning permission granted on 16th December 2013.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The proposed camping ground lies approximately one kilometre south of Beadlam and Nawton. The application site is trapezoidal in shape approximately 130 metres by 140 metres with a site area of 1.82 hectares. The site is bounded by hedgerows and recent tree planting to fulfil the landscape condition. The northern site boundary is formed by ornamental planting with trees which is the boundary of Wrens Caravan Park.
- 3.2 The reception/toilet/shower/shop building, the canteen tent and the camp kitchen are located in the centre of the site just to the south of the overhead power cable and the proposed amenity space. The three erected glamping tents are located to the south of canteen tent and camp kitchen and are separated from these facilities by the internal gravel access track.
- 3.3 The canteen tent takes the form of a wig-wam and the camp kitchen which is the subject of this application is connected on the south western side on a north east to south west orientation.

- 3.4 The pre-fabricated camp kitchen building is 11.78 metres long x 3.825 metres wide x 2.765 metres high. The building and its location on the site shown on Dwg. No. J14C/01. Photographs of the building are shown below.



Photograph 1 The Camp Kitchen from the north west



Photograph 2 The Camp Kitchen from the south showing its relationship to the Canteen Tent or Café



Photograph 3 the south west elevation showing the 2 sinks available for the use of camping visitors



Photographs 4 and 5 show external and internal views of the connection with the canteen tent/café on the camp kitchen's north eastern elevation.

- 3.5 The camp kitchen is sufficiently far from the 3 erected glamping so as not to affect the amenity of campers staying in the tents. As the site is developed further glamping tents will be erected and it is considered that the amenity of visitors to these future tents will not be affected.
- 3.7 The site enjoys good natural screening from the hedgerows which surround it. The applicant has undertaken additional tree and shrub planting around the perimeter of the site that will supplement the hedgerows. A partial glimpsed view of building is available from the site entrance on Gale Lane otherwise the building is screened by a combination of natural screening and the canteen tent. The following photographs illustrate the relationship of the camp kitchen to the other building and tents on the site and the view from the site entrance.



Photograph 6 showing the relationship of the camp kitchen to the canteen tent and the reception/shop/shower/toilet building.



Photograph 7 showing the three erected glamping tents to the south of the camp kitchen



Photograph 8 showing the relationship of the glamping tents to the central facilities which include the camp kitchen building



Photograph 9 shows the glimpsed view from the site entrance on Gale Lane. A small part of the camp kitchen is just visible to the rear of canteen tent

4.0 THE APPLICATION

- 4.1 This application seeks retrospective planning permission for the erection of a pre-fabricated building for use as kitchen to serve the camp site's canteen tent/café. The building was erected in April 2014 and is 11.78 metres long x 3.825 metres wide x 2.765 metres high. The walls are constructed from western red cedar boards and the doors and windows are oak effect upvc to match the reception building. The building is roofed by profile steel sheets with a shallow fall to the north west, appearing almost flat. A steel extractor flue extends approximately 1.5 metres above the roof.
- 4.2 The kitchen has been fitted out to a high standard utilising stainless steel components to meet both Food Hygiene Standards and the applicants own high standards.
- 4.3 The applicant and 10 others work in the kitchen and cafe.

5.0 PLANNING POLICY

National Planning Policy Framework

- 5.1 This guide was first published in 2012 and sets out the government's policies on planning. The framework supersedes previous planning statements and guidance and Local Authorities should have regard to this guidance when preparing development plans and considering planning applications.
- 5.2 In section 3 the government's policies for supporting the rural economy are set out.

3. Supporting a prosperous rural economy

28. *Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- 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.

Local Plan Policies 'The Ryedale Plan – Local Plan Strategy'

- 5.3 The Ryedale Plan – Local Plan Strategy was adopted on 5th September 2013 and the following statements and policies are relevant.

The Economy

- 5.4 Paragraph 2.28 states;
'Tourism and retailing also employ significant numbers of people within the District';

Paragraph 3.36 goes on to state;

It is vital that the wider countryside is supported as a living and working place, if valued landscapes are to continue to be managed and food produced locally. Consequently, supporting the types of development necessary to enable those who earn a living from the land and manage the countryside is important. As well as traditional land-based activity such as forestry and farming, Ryedale's countryside is also integral to tourism, a significant sector of the District's economy. Appropriate tourism and recreational activity will remain important in the wider countryside, and there are opportunities to further develop tourism based around Ryedale's unique landscape and heritage assets. This in turn emphasises the need to continue to protect valued landscapes across the District.

- 5.5 In paragraph 5.2 the Local Plan Strategy notes that;

Tourism has a strong presence particularly in northern Ryedale where it is centred on specific visitor attractions, the picturesque settlements of Helmsley, Pickering and Thornton-le-Dale and attractive landscapes, including the North York Moors National Park.

and in 5.3 notes that Ryedales economy enjoys relatively high levels of business start ups.

- 5.6 Paragraph 5.13 deals with new employment and whilst it recognises that the allocation of new employment development will be in towns the plan recognises;
'the significant contribution of the rural areas to Ryedale's economic base, which is over twice the national average. Over 25% of businesses in Ryedale are 'micro' in scale, employing less than 10 employees (Source: Nomis/Yorkshire Futures). This does not only reflect the rural nature of Ryedale with agriculture still playing an essential role, but also the number of small rural businesses,'

Tourism

- 5.7 Paragraphs 5.29 to 5.33 of the strategy support policy SP8 Tourism. Paragraph 5.29 notes that 'Ryedale is an extremely popular tourist and visitor destination based around the outstanding quality of the District's countryside.' Paragraph 5.30 goes on to recognise the value of tourism;

Tourism is an integral and valuable part of the District's economy with visitors contributing an estimated £390 million to the local economy each year and generating a value equivalent to 8,500 jobs. Approximately 15 million visitors are attracted to Ryedale annually (Yorkshire Economic Impact Model). This is a significant contribution and 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 – the historic settlements, scenic

landscapes, sense of tranquillity - that visitors come to enjoy and experience. The Council recognises that in a rural area such as Ryedale, new tourist attractions, facilities and accommodation cannot be restricted to the more sustainable locations in the District. This could stifle opportunities to develop the District tourism base and diversify the wider rural economy. Equally however, it is important that a balance is 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 sensitivities of the locality, wider landscape and the road network.

- 5.8 In paragraph 5.32 the strategy recognises that the provision of a wide range and choice of tourist accommodation in a choice of locations is an important way in which staying visitors can be attracted to Ryedale throughout the year. Policy SP8 deals with Tourism.

SP8 Tourism

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District. This will be achieved by supporting:

- *The provision of a range and choice of quality tourist accommodation*
- *The business plans and operational requirements of existing tourist and visitor attractions, and event arenas where appropriate**
- *Encouraging all year round tourism subject to the occupancy conditions set out in Policy SP21*
- *Tourism in areas where potential is significantly underdeveloped, in particular, Malton and Norton and the Wolds*
- *Cultural and creative businesses in Ryedale inspired by Ryedale's unique environment*
- *The role of Pickering, Helmsley and Thornton-le-Dale as key visitor destinations as well as gateways to tourism and recreational opportunities in northern Ryedale including the North York Moors National Park. The impact of tourism on these communities will be managed particularly in relation to car parking, traffic management, local facilities and services*
 - *And by maximising the opportunities to further develop tourism, outdoor education and recreation using the District's natural, cultural and historic assets as an economic driver, including the potential provided by:*
- *The archaeological landscapes of the Vale of Pickering and the Yorkshire Wolds*
- *The protected landscapes of the North York Moors National Park and Howardian Hills Area of Outstanding Natural Beauty*
- *Ryedale's religious and Medieval history*
- *Malton's Roman, Medieval and Georgian heritage*
- *Malton and Norton's longstanding association with horse racing*
- *Outdoor adventure in northern Ryedale including Dalby Forest – the Great Yorkshire Forest*
- *Local food production*
- *Farm and rural diversification*
- *Biodiversity and the development of nature tourism*

New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment. Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport.

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

Location Type/ Source of Accommodation Market Towns, Service Villages and other Settlements

- *New hotel, bed and breakfast, self-catering or other serviced accommodation within the towns through new building or the conversion of existing buildings*
- *Refurbishment and extension of existing buildings*
- *Touring caravan and camping sites and static caravan and chalet self-catering accommodation of an appropriate scale and in appropriate locations on the edges of the settlements*

The wider open countryside

- *Appropriate expansion of an existing hotel, guest house, public house, farm house, holiday cottage or similar establishment*
- *Re-use of traditional rural buildings*
- *New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality*

6.0 PLANNING POLICY ASSESSMENT

National Planning Policy Framework

6.1 Paragraph 28 requires local planning policies to support a prosperous rural economy in order to create jobs and prosperity by taking a positive approach to sustainable new development. The first three bullet points are relevant to and support this application.

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*

- *promote the development and diversification of agricultural and other land-based rural businesses;*

- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;*

6.2 The camp kitchen is essential to the growth and survival of this rural business. The design of the building is in keeping with the other new building on site and does not adversely affect the amenity or appearance of the landscape.

6.3 In 2003 tourism was responsible for 16% of new jobs in Yorkshire and Humberside. Today tourism is already the third biggest industry in Yorkshire, reaping an annual £7bn for the regional economy and supporting 250,000 jobs.

6.4 At the time of the original planning application it was envisaged that when the venture was fully developed it would create 1 full time post, 3 seasonal full time posts and 3 seasonal part time posts. Currently 15 people are employed on the site including the proprietor, of which 10 are employed in the kitchen and café. These 10 jobs would be lost should the application refused.

- 6.5 The proposal is sustainable in that the camp kitchen building is located within an existing camp site and is required to serve the developing glamping business.

Local Plan Policies 'The Ryedale Plan – Local Plan Strategy'

- 6.6 Policies contained in the Strategy follow those of the National Planning Policy Framework by recognising that tourism in Ryedale does and will contribute to a sustainable and diverse economy. The building is required to support an existing and developing tourist business.
- 6.7 Policy SP8 Tourism states that the Council will seek to encourage sustainable tourism which minimise its environmental impact on the District. The third bullet point of the section of the policy dealing with development in the wider countryside is relevant in that the Council will achieve its goals by supporting
- *New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality*
- 6.8 Policy SP8 therefore supports new tourist developments where they do not undermine the character of the area or prejudice the quality of the natural environment. In the case of this proposal the site is surrounded by mature hedgerows. A great deal of new tree planting has been undertaken to supplement the existing hedgerows. The appearance of the site will improve as the planting matures. In any event the building is not visible from the surrounding landscape except for a partial glimpsed view from the site entrance. There is no unacceptable visual intrusion or adverse impact on the character of the locality.

7.0 CONCLUSIONS

- 7.1 The building has been erected in order to provide first class food preparation facilities for the canteen tent café that forms an integral part of the glamping enterprise.
- 7.2 The National Planning Policy Framework 2012 supports the sustainable growth and expansion of all types of business and enterprise in rural areas including well designed new buildings.
- 7.3 The Local Plan Strategy supports the development because of its creation of 10 new jobs.
- 7.4 Policy SP8 supports the expansion of existing camp sites and facilities.
- 7.5 The development is sustainable in that it is located on an existing camp site.
- 7.5 The erection of the building has not caused an outward spread of development into the countryside beyond the site.
- 7.6 The site is well screened by existing mature vegetation and the building is not easily visible from the surrounding landscape. There is no unacceptable visual intrusion or adverse impact on the character of the locality.
- 7.7 There is an operational need for the building in order for the applicant to meet the food hygiene standards.
- 7.8 Should the application be refused it would result in the loss of 10 jobs.