

Item Number: 12
Application No: 14/01397/MFUL
Parish: Pickering Town Council
Appn. Type: Full Application Major
Applicant: Black Bull Caravan Park (Mr & Mrs Philip Wright)
Proposal: Change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).
Location: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA

Registration Date:
8/13 Wk Expiry Date: 20 March 2015
Overall Expiry Date: 4 February 2015
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area)	No objection
Countryside Officer	Recommend condition
Environmental Health Officer	No views received to date
Caravan (Housing)	No objection
Tree & Landscape Officer	Recommend conditions
Land Use Planning	No comments required
Housing Services	No views received to date
Parish Council	No objection
Highways North Yorkshire	No objections

Neighbour responses: None

SITE:

The Black Bull Caravan Park is a well established caravan site located adjacent to the A169 between the towns of Malton and Pickering within the Wider Open Countryside.

For clarity, the entire site (totally 5.4 hectares) is split into two main parts.

The 'Upper Field' to the north of the site, extending westwards comprises of 12 static caravans and 18 touring caravans to the far north (30 in total), the site access to the east, a row of 33 static caravans in the middle and the existing reception and amenity block.

The 'Lower Field' is the subject of this planning application and is located to the south west of the Black Bull Inn. It is 2.65 hectares in area and comprises of 48 touring caravans, 6 seasonal touring caravan pitches and 18 camping pitches.

The camping pitches are located on the western and southern sides of the site, with the touring caravans being predominantly in the centre and eastern side of the site.

On its western boundary there is a long strip of land running north/south which is used as a dog exercising area. To the east is a further area of land, amounting to approximately 0.65 hectares of paddock land which is used only for recreation.

It should be noted that the site is in separate ownership from the Black Bull Inn and is not associated with that business.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP8 Tourism
Policy SP9 The Land-Based and Rural Economy
Policy SP13 Landscapes
Policy SP14 Biodiversity
Policy SP16 Design
Policy SP17 Managing Air Quality, Land and Water Resources
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues
Policy SP21 Occupancy Restrictions

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

HISTORY:

There is extensive history in relation to the entire site. This includes:

3/102/349B/PA - Planning permission granted 04.12.1978 and 12.07.1979 - Revised details of a caravan site and for the construction of a toilet block (5/2/396/C 06.02.1968) for the siting of static 30 caravans.

3/102/349/H/PA - Planning permission granted 05.09.1983 - Use of the land for the siting of 3 static holiday caravans at the Black Bull Caravan Park.

08/00355/FUL - Planning permission granted 28.10.2008- Formation of vehicular access from A169 to Black Bull Caravan Park.

10/00651/MFUL - Planning permission granted 02.09.2010 - Change of use of grassland to allow the siting of 30no. touring caravans, formation of stone access roads with bollard down lighting and recreational areas, formation of access from A169 (revised details to approval 08/00355/FUL dated 28.10.2008).

11/01183/73A- Planning permission granted 16.02.2012 - Removal of Condition No. 20 of approval 10/00651/MFUL dated 02.09.2010 as a moveable toilet block will be provided to give the required levels of sanitary accommodation.

14/01224/FUL - Planning permission granted 15.12.2014 - Erection of a reception and amenity building to include demolition of existing games/recreation building

14/01224/FUL - Planning permission granted 13.01.2015 - Change of use of part of touring caravan site to allow the replacement of 12 no. touring caravan pitches by 12 no. static caravans for holiday use.

14/01365/73A - Pending consideration - Variation of Condition 02 as amended of approval 3/102/349B/PA dated both 04.12.1978 and 12.07.1979 to state a time period from 1st March to 2nd January in each year - extension of period of use by two calendar months.

14/01394/73A - Pending consideration - Variation of Condition 02 of approval 3/102/349/H/PA dated 05.09.1983 to extend the use of the land for the siting of three static holiday caravans only during the period from 1st March to 2nd January in every year - extension of period of use by two calendar months.

There is no relevant planning history with regard to the Lower Field. The agent has stated that the current owners of the site have not changed the layout that is being considered as part of this application since they bought the site early in 2000.

PROPOSAL:

Planning permissions is sought for the change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).

APPRAISAL:

The main considerations to be taken into account are:

- i. The principle of the development
- ii. Landscaping
- iii. Highway safety
- iv. Flood risk
- v. Drainage
- vi. Neighbour amenities
- vii. Occupancy restrictions
- viii Other matters

i. The principle of the development

Policy SP8 (Tourism) of the Ryedale Plan - Local Plan Strategy states:

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*

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.

Furthermore, the policy supports (in relation to the Wider Open Countryside):

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

It is considered that the principle of touring caravans and camping pitches in this location is acceptable. The site is well screened by mature hedges and hedgerow planting, which act as a screen for the caravans from long distance views of the site.

ii. Landscaping

The Tree and Landscape Officer has been consulted as part of the planning application and has stated the following:

The southern eastern and western boundaries of the site are formed by strong native hedgerows that screen view from these aspects. The arrangement of the site is well laid out, although quite formally' with the use of trimmed native hedges to form each caravan bay.

Unfortunately there are very few existing trees within the site and the few birch trees that are present have for some reason been topped. I would therefore recommend that a few more trees are planted along the lengths of hawthorn hedges to increase diversity, provide shade, and generally enhance the development. It is appreciated that wide spreading species might interfere with caravans as they mature therefore I would suggest that alder and more birch would be acceptable species.

A condition will be attached to the Decision Notice if planning permission is granted to ensure that the trees are planted along the lengths of hawthorn hedges to increase diversity, provide shade, and generally enhance the development.

iii. Access

The access to the Lower Field is from the A169 via the Upper Field. This has been improved in recent years in accordance with earlier planning permission and the Local Highway Authority requirements. The Local Highway Authority has raised no objection to this proposal in terms of its impact upon highway safety.

vi. Flood risk

A sequential and exception test was carried out as part of the 2010 application for the Upper Field (Change of use of grassland to allow the siting of 30no. touring caravans) It should be noted that the reports were prepared initially for the Upper Field; however, the information in Flood Risk Assessment is also relevant to this part of the site (Lower Field)

The Environment Agency has also raised no objection to the proposal. This is based upon the site being an existing tourist facility and having wider benefits to the community. Furthermore, since the 2010 application, significant improvements have been made to the entire site, including the access though it and the drainage. The Lower Field will also only be occupied from 1st March to the 31st October annually. A condition will be attached to the Decision Notice if planning permission is granted to ensure that anyone using the site shall agree prior to the occupation of a caravan or camping pitch to abide by the Flood Evacuation Plan and that it should be updated annually.

v. Drainage

Yorkshire Water has no comments with regard to the proposal. This is based on the information provided that the foul water will drain to the existing private treatment plan and the surface water to the existing water course.

vi. Neighbour amenities

The nearest residential property to the Lower Field is Rockhaven to the north east. This property is to the south of the Black Bull Inn. There is an existing 1.8m fence on the boundary between the site and the property that will remain in place. It is considered that the touring caravans and camping pitches do not cause a material adverse impact upon neighbouring amenity. This is in terms of causing loss of privacy, loss of natural daylight or being overbearing in presence. This is in compliance with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

vii. Occupancy restrictions

In accordance with Policy SP21 (Occupancy Restrictions) new un-serviced holiday accommodation will be subject to time-limited occupation conditions. These will be attached to the Decision Notice if planning permission is granted.

viii Other matters

The Housing Services Environmental Officer has raised no objection to the proposal. Pickering Town Council has also raised no objection to the proposal. There has been no response from the neighbours.

Conclusions

In light of the above, the change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation) is considered to meet the relevant policy criteria outlined within Policies SP8, SP9, SP13, SP14, SP16, SP17, SP18, SP19, SP20 and SP21 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

Recommendation

The application is recommended for approval subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

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

- 2 Prior to the commencement/use of the development, notwithstanding the existing landscape features which shall be retained a supplementary landscaping scheme shall be submitted to the Local Planning Authority for approval in writing. The scheme shall provide details of supplementary tree planting along the internal hawthorn hedgerows including a planting schedule providing details of species, numbers of each species, and planting sizes. The approved scheme shall be implemented within the first available planting season (Nov-March) following the commencement of the development. Any plant material that dies, or is removed, or becomes seriously diseased within 5 years of planting or the date of this approval whichever is the later, shall be replaced with similar species unless the Local Planning authority dispenses with this requirement in writing.

Reason: In the interests of enhancing the development, increased biodiversity, and in accordance with Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 3 The permission hereby granted shall only authorise the use of this site for the stationing of a maximum of 18 camping pitches, 48 touring caravans and 6 seasonal touring caravans in the position shown on the plan 'Drawing No 7006-01' and within the submitted red line.

Reason: In the interest of visual amenity and to satisfy the requirements of Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 5 The accommodation hereby permitted shall be available or commercial let for at least 140 days a year and no let must exceed total of 31 days in any one calendar year.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 6 The owners/operators of the accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation, and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 7 The permission hereby granted shall only authorise the occupation of touring caravans and camping pitches during the period from 1st of March to 31st October in each year.

Reason: It is considered that the caravans would be an unacceptable visual intrusion into the wider open countryside during the winter months and to satisfy the requirements of Policies SP8, SP13 and SP17 of the Ryedale Plan - Local Plan Strategy.

- 8 Prior to the occupation of the touring caravans and camping pitches hereby approved, the occupiers of the caravans shall confirm to the owner/manager that they will abide with the submitted Flood Evacuation Plan. The Flood Evacuation Plan will be reviewed annually in accordance with the Environment Agency Guidance.

Reason: In the interests of the safety of the users of the site and to satisfy the requirements of Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Drawing Number 7006-01 dated December 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE:

- 1 The applicant is advise to apply directly the Housing Services department of Ryedale District Council for a caravan license.

Background Papers:

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