

**Item Number:** 12  
**Application No:** 15/00922/FUL  
**Parish:** Cropton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Philip Lee  
**Proposal:** Change of use of land for camp site and erection of associated toilet and shower facility following removal of existing temporary toilet  
**Location:** Former Quarry Cropton Lane Cropton Pickering North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 4 November 2015  
**Overall Expiry Date:** 2 November 2015  
**Case Officer:** Helen Bloomer **Ext:** 328

#### CONSULTATIONS:

<b>Highways North Yorkshire</b>	No objection
<b>Highways North Yorkshire</b>	No views received to date
<b>Parish Council</b>	No objection in principle - recommend conditions
<b>Highways North Yorkshire</b>	No objection
<b>Housing Services</b>	Object
<b>Sustainable Places Team (Yorkshire Area)</b>	Do not wish to make detailed comments - but advice given
<b>Tree &amp; Landscape Officer</b>	No views received to date
<b>Land Use Planning</b>	Comments made regarding groundwater protection
<b>Neighbour responses:</b>	Mrs David Stephenson,

-----

#### SITE:

The application site is a former quarry to the west of Cropton Lane. The site being a former quarry is set down from the highway. This in addition to the existing mature landscaping round the perimeter of the site, results in the site being largely screened from public vantage points.

The application site is within the boundary of the Fringe of the Moors Area of High Landscape Value. It is also within the Green Water Protection Zone.

The site currently operates as a temporary campsite under Schedule 3 Part 5 Class C (use of land by members of certain recreational organisations) of The Town & Country Planning (General Permitted Development) (England) Order 2015.

This enables the use of land by members of a recreational organisation for the purposes of recreation or instruction, and the erection or placing of tents on the land for the purposes of the use.

#### PROPOSAL:

Planning approval is being sought by the applicant, who is also the publican of the New Inn, north of the application site, for the change of use of the site for the purpose of a tented camp site. The camp site will operate in a very similar way to how it does now under the temporary 'permitted development' arrangement rules. The permanent permission is required to justify the investment of the proposed toilet and shower block.

The toilet and shower block would be sited on the north east boundary of the site, adjacent, albeit at a lower level, to Cropton Lane. The block would measure 12 metres x 5.5 metres with eave height of 2.7 metres (at the highest point) and ridge height of 4.4 metres. Due the difference in ground levels and the existing hedgerow, approximately 0.3 metres of the roof would be visible from the public highway.

In the addendum to the Design and Access Statement the applicant has confirmed that Bank Holidays are the busiest periods with about 30 tents occupying the site. On the other spring/ summer/ early autumn weeks the numbers are expected to be between 10-20 dependant on the weather.

Permission is also being sought for the erection of a permanent toilet/ shower block to replace the existing portacabin block.

The access would remain as existing.

### **PLANNING HISTORY:**

There is no known planning history on the site.

### **POLICY:**

#### National Policy Guidance

National Planning Policy Framework  
National Planning Policy Guidance

#### Ryedale Plan – Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP8 - Tourism  
Policy SP13 - Landscapes  
Policy SP16 - Design  
Policy SP19 - Presumption in Favour of Sustainable Development  
Policy SP20 - Generic Development Management Issues

### **APPRAISAL:**

The main considerations are:

- i) Principle
- ii) Character and Landscape Setting.
- iii) Residential Amenity
- iv) Highway Safety
- v) Foul Waste

#### Principle

The application site is outside the Development Limits of Cropton, Pickering (as defined by the 'Saved' Ryedale Plan) and therefore in the open countryside. Policy SP1 (General Location of Developments and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy, supports the principle of development within the open countryside were it is necessary to support a sustainable, vibrant and healthy rural economy and community.

Policy SP8 (Tourism) acknowledges that a key contributor to Ryedale's rural economy is tourism, and where sustainable the Council will seek to support and encourage appropriate new camping sites where they can be accommodated without an unacceptable visual intrusion and impact on the character of the locality.

The National Planning Policy Framework seeks to support development that benefits the rural economy. The Good Practice Guidance on Planning for Tourism also details the value of tourism to the national and rural economy.

Furthermore the site is already operating on a temporary basis under Schedule 3 Part 5 Class C of The General Permitted Development Order 2015.

#### Character and Landscape Setting.

The application site is within the Fringe of the Moors Area of High Landscape Value it is therefore imperative that any development does not cause harm to its intrinsic qualities. The former quarry is set down significantly from the public highway with an existing mature boundary hedge which includes intermittent trees. The only permanent structure would be the proposed toilet/ shower block and bin storage. The proposed scale, materials and siting to toilet and shower building, significantly reduce its impact on the wider landscape setting. Officers consider that it would be a significant improvement on the existing grey portacabin which currently serves the campsite when in operation.

The application site is set down significantly from the public highway with existing mature boundary hedging. The siting of tents on the site would have a negligible impact on the wider landscape setting, particularly in the summer months. Which is when the applicant envisages the site being mainly in use.

Officers are advising that a condition requiring details of lighting scheme should be submitted to and approved in writing if permission is granted in the aim of preventing light pollution and in the interests of preserving the character of the area.

At the time of writing no comments had been received by the Councils Tree and Landscape Officer, Members will however be updated of any comments.

It is officer's opinion that for the reasons stated above the siting of tents and the erection of the ancillary service building on the site would not adversely affect the area of High Landscape Value.

#### Residential Amenity

The Council has received a letter of objection to the proposed change of use of the site to a permanent camp site. A number of the concerns raised are not material planning considerations which can be taken into account (i.e. the alleged trespassing). The complainant also refers to the events held at the public house. This application cannot deal with activities in relation to the public house. To ensure that the proposal does not exacerbate the current situation, officers consider that a condition should be attached requiring the applicant to submit a Management Plan, if permission is granted. It is however important to note that the site can operate as a temporary campsite without any such control.

The site is presently run by and will continue to be run by the publican of The New Inn, which is just north of the application site. Officers are therefore recommending a condition tying the application site to The New Inn. This would ensure that the requirements of the aforementioned Management Plan could be readily monitored and enforced.

### Highway Safety

North Yorkshire County Council Highways Authority had raised no objection to the proposed change of use, as the site already operates as a temporary campsite under Part 5 Class C of the GPDO. However they did raise concern over the visibility to the south due to the overgrown vegetation. Following receipt of a revised plan showing the bushes around the entrance trimmed to improve visibility, the Highway Authority confirmed that they had no objection to the proposed change of use. No conditions were recommended.

### Foul Waste

The proposed toilet/ shower block is proposed to connect to the existing septic tank. As the proposal would connect to the existing septic tank Yorkshire Water has stated that the applicant must adhere to the Environment Agency Guidance. An informative is therefore recommended to be attached to an approval.

The Environment Agency has not offered detailed comments, but offer the standard guidance with regards to foul waste treatment.

The Environmental Health Officer has also been consulted and has sought additional information with regard to the capacity of the septic tank and water supply. At the time of writing Officers have not received this additional information, Members will however be updated at Planning Committee.

### Representations

The Parish Council have not objected to the application. They have however raised the following issues which have been addressed with in the report above. The full letter of response from the Parish Council is appended to this report.

- Capacity of existing septic tank
- Low energy lighting, concern over the potential need for generators
- Concern over Highway access

One letter of objection has been received from the occupier of West View, the full version is viewable on the public access. A summary of the objectors letter has been provided below;

- Impact on the existing access
- Existing users of the campsite steal wood, damage fencing and entre private property
- Existing pub activity and use of the campsite impacts on the amenity of nearby occupiers
- Lighting of fires
- Events held at the pub and the pub itself attract motor cycle groups.

The relevant material issues raised by the objector have however been appraised in this report, and notwithstanding the concerns raised the application is caused to be acceptable subject to the recommended conditions below.

In light of the above the recommendation to Members, is one of approval.

### **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 of the development/change of use hereby approved, details of the existing septic tank and its capacity, along with the soakaway shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To ensure that proper provision has been made for their disposal.

- 3 Prior to the commencement of the development hereby approved, precise details of any external lighting and how it will be operated shall be submitted to and approved in writing by the Local Planning Authority and there after any lighting shall be carried out in accordance with the approved scheme.

Reason:- In order to protect the amenity of the neighbouring properties, and to satisfy Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 The tented camping site hereby approved shall be retained in the same ownership as New Inn, Cropton and not sold or let separately.

Reason:- The site is within the open countryside and to ensure the amenity of the neighbouring properties amenity is protected, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Prior to the commencement of the development hereby permitted, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This should clearly state how the site will be managed and enforced in terms of the following; restrictions of noise, including music, lighting, number of pitches and clearing of septic tank. The Management Plan shall be reviewed bi annually to ensure the site is being operated and managed in away to ensure the amenity of neighbouring properties is not adversely affected.

Reason:- In order to protect the amenity of surrounding properties, and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials and the treatment to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interest of good design and in accordance with Policies SP13 and SP16 of the Ryedale Plan - Local Plan Strategy.

- 7 The permission hereby granted shall only authorise the use of this site for the stationing of up to and including No.30 tents as shown on the information submitted to the Local Planning Authority. There shall be no siting of static caravan or touring caravans. The approved change of use only applies to the area shown within the red line plan.

Reason:- In the interest of preserving the landscape character and residential amenity in line with Policy SP13 and SP16 of the Ryedale Plan, Local Plan Strategy and the National Planning Policy Framework.

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

- Site Plan (Revised Plan) Received by the Local Planning Authority on the 6 October 2015
- Propose Toilet/Shower Block NICS2. Received by the Local Planning Authority on the 9 September 2015

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

**Background Papers:**

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