

Item Number: 10
Application No: 15/01018/MFUL
Parish: Wombledon Parish Council
Appn. Type: Full Application Major
Applicant: South Lund Properties
Proposal: Change of use of areas of concrete hardstanding to form a chalet holiday home park consisting of 4no. three-bedroom lodges and 8no. two-bedroom lodges with parking and amenity areas
Location: Area Of Hardstanding To East Of Wombledon Caravan Park Moorfields Lane Wombledon Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 22 December 2015
Overall Expiry Date: 8 December 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area) Comments made
Land Use Planning
Tree & Landscape Officer Comments made
Housing Services Support - informative to be added
Flood Risk (Stuart Edwards) Recommend condition
Countryside Officer
Parish Council Approval subject to conditions
Highways North Yorkshire No objection
Neighbour responses: Dr C S Slater, David & Brenda Willoughby,

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SITE:

The application site, located to the east of Wombledon Caravan Park, previously formed part of Wombledon Airfield. The site is situated in the open countryside.

There is an existing open sided general purpose building sited within the applicants ownership to the south west of the proposed application site.

The site is currently being used by Networkx in the form of a compound whilst they are replacing overhead powerlines across northern Ryedale. Members should note that this is not authorised by the Local Planning Authority.

PROPOSAL:

Planning approval is sought for the change of use of the existing concrete hardstanding to form a chalet holiday home park consisting of 4.No. three bedroom lodges and 8.No. two bedroom lodges with associated parking and amenity areas.

The two bedroom chalets would measure 14.1 x 3.9 x 3.8 metres (approximately). The three bedroom chalets would measure 15.6 x 6.8 x 3.6 metres (approximately). Externally the chalets would be clad in vertical timber boarding with a sedum roof.

HISTORY:

03/00158/FUL: Change of use of land for storage of materials for buildings/ landscaping together with erection of 2.1m high perimeter fence - Application withdrawn

12/00349/MFUL: Change of use of concrete hardstanding to provide caravan storage area - Application withdrawn

12/00905/FUL: Formation of earth mound with associated landscaping to east of area of hardstanding - Application permitted

13/00710/MFUL: Change of use of concrete hardstanding to provide caravan storage area - Application withdrawn

14/00347/MFUL: Change of use of concrete hardstanding to provide caravan storage area.- Application withdrawn

14/00081/UD: Unauthorised use of the site as a compound associated with the replacement of electricity lines across North Yorkshire and siting of touring caravans for use of the workers.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierachy

Policy SP8 - Tourism

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP19- Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

National Planning Policy

National Planning Policy Framework

National Planning Practise Guidance

APPRAISAL:

The main considerations in assessing this application are;

- i) Principle
- ii) Landscape Impact
- iii) Residential Amenity
- iv) Highways
- v) Surface water and Foul waste.
- vi) Other Issues

Principle

The application site is outside the Development Limits of Wombledon (as defined by the 'Saved' Ryedale Plan) and it is therefore in the open countryside as defined by the Ryedale Plan - Local Plan Strategy. 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 also 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

The Councils Housing Services Manager has raised no objections to the proposed development subject to a number of conditions restricting the occupancy and the management of holiday makers details.

The original submission had not indicated how the site would be managed. It has not been proposed that the site would have an on site manager. Officers have however been advised that the applicants have existing experience running a successful holiday chalet business. It is their intention that this site would compliment their existing business. As is used in their over site, it would be managed via online bookings using an extension to their current website produced by super control with locally employed handyman, gardener and 3 part time cleaners. *They have not applied for a managers residence at the site, as the clients experience leads them to believe that a 24 hour local person of contact would be enough. After guests have been "metted and greeted", and welcomed on site, shown all the necessities, they are happy to have a dedicated person to contact during their stay if necessary*

Landscape Impact

Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy requires that;
Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities;

The application site as previously set out formed part of Wombleton Airfield. To the west of the application site is Wombleton Caravan Park. This site is vacant through the winter months, with all the caravans removed of the site. North of the application site is a 'Fosters Scrap Yard', there is currently an application pending on this is application reference 15/1079/FUL for 9 timber chalets and formation of a pond. There is an extant planning permission on this site for timber chalets.

Members may recall that a number of applications have been made on the site and although the caravan storage would have had a greater impact than the proposed 12 lodges proposed, a key issue in all of the applications is the landscape setting and the importance of an established boundary treatment.

Officers were initially concerned that the tress which had been planted as part of the 12/00905/FUL application for the formation of earth mound with associated landscaping to east of area of hardstanding, had not yet reached a level of maturity which would effectively screen the development. In light of these concerns the applicant has further planted 60.No. 2 metre high trees along the brow of the existing bund.

The tree and Landscape Officer has made the following comments;

During a recent inspection of the existing planting along the screen bund it was noted that although some of the young trees had not survived owing to a poor level of weed control since the planting was implemented, a total of sixty additional young trees had recently been

planted along the top of the bund. It is now considered that, along with the road side hedge on Hungerhill Road, there are sufficient live trees to provide screening from this aspect within a 3-5 year period provided that a good level of weed control is maintained throughout that period. To this end it is recommended that a 10-year landscape maintenance plan is conditional of any approval of the application.

As set out above the proposed chalets would be timber clad and with green sedum roof coverings. Subject to the recommended conditions regarding the treatment of the timber cladding officers consider that with the additional landscaping and a suitably worded woodland management condition the development would comply with the requirements of SP 13.

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.

Residential Amenity

The proposed development is outside of the Development Limits of Wombledon. The only direct neighbour is Wombledon Caravan Park and Fosters Scrapyard to the west of the application site of from Moor Lane. Policy SP20 (Generic Development Management Issues) seeks to ensure that new development would not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land. Officers consider that the existing and proposed use classes could operate along site one another without adversely affecting existing operations. However if Members are minded to approve the proposed development it is recommended that a condition is attached requiring a management plan to be submitted and agreed in writing. This is to help to ensure that any impacts can be effectively mitigated and enforced.

As Members will note concern has been raised by a member of the public that the site does not benefit from any electricity. Officers were concerned that if approval was given then the sites would have to be run of generators, as is the situation with the unauthorised compound. The use of generators for such a development would have the potential to impact on the amenity of other land users and business. The applicant has however confirmed that electricity would be taken from the control tower, adjacent to the site, directly across land under the clients ownership or overhead from the existing pole adjacent to the war memorial at the former sub station on Moorfield Lane (through their privately owned land).

No comments at the time of writing had been received from the Council's Environmental Health Officer. Members will be updated of any comments received.

Highways

The proposed development would make use of the existing access. Each of the proposed chalets would have their own designated car parking spaces with a number of visitor spaces throughout the site. North Yorkshire County Council Highways Authority have raised no objection to the proposed development. No additional conditions have been recommended.

Surface water and Foul waste.

The application site as previously stated is an area of hardstanding on the outfield. The application form proposes that the surface water would be dealt with via a soakaway.

However as no detailed surface water management plan has been submitted to support this application the SUDS and Development Control Officer at North Yorkshire County Council has recommended a condition be imposed if Members minded to approve the application.

The development, as proposed would be served by a package treatment plant. As the application site is of low sensitivity the Environment Agency have offered their standard advice in relation to the treatment of foul waste in non-main drainage areas. In relation to Circular 03/99. At the time of writing no comments had been received from Yorkshire Water. Members will be updated following receipt of the consultation response and advised if any conditions are recommended.

Other Issues

Contamination

In light of the former and current uses of the site Officers are advising that a condition is attached to an approval requiring a Stage One contamination survey.

Parish Council Consultation

The full consultation response Wombleton Parish Council has been annexed to this report. A summary has been provided below.

The Parish Council unanimously recommended approval subject to the following;

Confirmation that the security gates would be wooden
Permission is not granted for residential use
Substantial screening to be planted first.

Biodiversity

At the time of writing no comments have been received by the Councils Countryside Officer.

Neighbour Consultation

At the time of writing two letters of objection have been received by the Local Planning Authority. A summary has been provided below, the full versions of the objection letters can be viewed on the public access.

- Disagree with the Design and Access Statement that the proposed would complement the Wombleton Caravan Park
- Question the use class of the land
- Does not consider the proposed development to be compliant with Policy SP8 and SP16 of the Ryedale Plan - Local Plan Strategy
- Landscape/ bunding/ fence is not adequate screening
- Concern over safety from the airfield
- Accept would not impact on the Wombleton Caravan Park
- Ownership over a strip of land
- When the site notice was displayed
- Isolated location from Moor Lane, means the proposed development would be an intrusion into the open countryside
- Boundary treatment would create an unnatural feature

- Lack of clarification of services and treatment of surface water
- No public rights of way from the site
- Users of the holiday cabins would be tempted to explore the airfield and hangers
- A more comprehensive plan should be formed.

The relevant material issues raised by the objector have however been appraised in this report.

Conditions to follow on late pages.

RECOMMENDATION: **Approval**

Background Papers:

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