

Item Number: 10
Application No: 15/01521/MFUL
Parish: Heslerton Parish Council
Appn. Type: Full Application Major
Applicant: Mr And Mrs David Harrison
Proposal: Change of use of garden/small holding land to a Glamping holiday site with the siting of 16no. glamping tents on moveable sleds and 16no. associated individual toilet/shower service pods on moveable sleds together with upgrading of existing vehicular access from Carr Lane, communal parking and turning area for 20no. cars and clearer definition of the residential domestic curtilage of The Homestead dwelling
Location: The Homestead Scarborough Road East Heslerton Malton North Yorkshire YO17 8RW

Registration Date:
8/13 Wk Expiry Date: 22 March 2016
Overall Expiry Date: 3 February 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Highways England	No objection
Flood Risk (Stuart Edwards)	No objection
Land Use Planning	No response
Flood Risk (Stuart Edwards)	No objection - comments made
Housing Services	Objects due to lack of information
Countryside Officer	No objection (verbal)
Tree & Landscape Officer	Recommend condition
Environmental Health Officer	Recommends Condition (verbal)
Archaeology Section	Recommend condition
Highways North Yorkshire	Recommend condition
Parish Council	Object
Highways North Yorkshire	Awaiting amended information

Neighbour responses: P W Stead, Mr Robert Welburn, H & M Ive, Mrs Vivienne Nicholson,

SITE:

The application site lies adjacent to the village of East Heslerton, north of the A64. There is a gated entrance providing access to the site from the west via Carr Lane. The site contains a mixture of mature planting subdividing the northern section of the site into quadrangles. There are some existing derelict buildings on the site. The southern end of the site includes the dwelling (and domestic curtilage) known as 'The Homestead'.

The southern section of the site lies within the East Heslerton development limit. The site lies within the Value of Pickering. To the south of the A64 lies the Wolds Area of High Landscape Value (AHLV).

PROPOSAL:

Planning permission is sought for the change of use of the garden/small holding land to a glamping holiday site with the siting of 16 no. glamping tents on moveable sleds and 16 no. associated

individual toilet/shower service pods on moveable sleds. The application also seeks planning permission for the upgrading of the existing vehicular access from Carr Lane, communal parking and a turning area for 20 no. cars.

The drawings submitted with the application show 4 no. glamping tents within each of the quadrangles and an unspecified glamping area in the south eastern corner of the site.

The proposed glamping tents will be canvas with timber supports. They will measure: 3.0 metres in height, 5.0 metres in width and 5.0 metres in depth. At the front of each tent is an open deck area measuring 2.5 metres by 5.0 metres.

The proposed service pods will be of timber board construction with dual pitched felt shingle roofs and measure 2.3 metres in width, 3.3 metres in depth and 3.0 metres in height.

The tents and services pods will sit on pods measuring a maximum of 0.6 and 0.3 metres in height respectively.

In addition, planning permission is sought for the clearer definition of the residential domestic curtilage of The Homestead dwelling, which lies at the southern end of the site.

PUBLIC CONSULTATION RESPONSES:

There have been 4 letters of objection from local residents.

The occupiers of The Limes, Carr Lane objected for the following reasons:

- East Heslerton is a small village and not lit at night. The application implies it is in the countryside and would not affect neighbours or be seen
- The entrance to the site would have to be widened and trees removed
- There would need to be some form of security and site control 24/7
- The local sewers will not be able to cope with any further capacity and no information on waste
- The site will create hazardous traffic movements in and onto the A64.
- The site and village has no amenities (shop/pub)
- There will be noise at night, a 24/7 entrance and exit from the site at all hours and the sky will be lit at night

The occupiers of Craignair, Carr Lane objected for the following reasons:

- They would need to be sure the trees would be retained as they provide privacy and noise insulation
- Reassurances required over the sewage system and disposal of rubbish, staff would be on site 24/7 to manage security and nuisance

The occupiers of Croft House, Carr Lane objected for the following reasons:

- It will be visible from their house
- Increased traffic near their driveway
- Increased noise is a concern as the occupier works nights

The occupiers of Heathfield, Carr Lane objected for the following reasons:

- Is another holiday camp needed as there are already three in the village?
- Carr Lane is narrow from the A64 and there is a high volume of traffic due to farms and several businesses
- Will a site manager be living on site?

- Too close to existing properties

Heslerton Parish Council also objected to the planning application for the following reasons:

- The access road is narrow and used by farm traffic. Residents are concerned about the level of traffic
- Being a tented campsite noise levels and lighting/light pollution will be intrusive to neighbouring residents
- Concerns over sewage and litter disposal
- Overdevelopment of the site
- The income generated for the local economy was noted, but this is the wrong location for this type of development

HISTORY:

None relevant.

POLICY:

Ryedale Plan - Local Plan Strategy (adopted 2013)

SP8 - Tourism

SP9 - The Land Based and Rural Economy

SP13 - Landscapes

SP16- Design

SP19 - Presumption in Favour of Sustainable Development

SP20 - Generic Development Management Issues

SP21 - Occupancy Restrictions

National Planning Policy Framework

National Planning Practice Guidance

APPRAISAL:

The key issues to consider are:

- i. Principle of development
- ii. Character and Form
- iii. Impact on the locally valued landscapes of the Vale of Pickering and the Wolds AHLV
- iv. Access to the public highway
- v. Impact on neighbour amenity
- vi. Other Matters
- vii. Conclusion

i. Principle of development

The NPPF supports local planning policies that will support sustainable rural tourism and leisure developments that benefit the 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. Tourism will be supported in areas where potential is significantly underdeveloped, including the Wolds.

Policy SP8 (Tourism) of the Ryedale Plan - Local Plan Strategy states that tourism will be supported through the provision of a range and choice of quality tourist accommodation. In the wider open countryside, new 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 will be supported. All year round tourism is supported subject to the occupancy conditions set out within Policy SP21 (Occupancy Restrictions).

The application site lies just north of the A64 Malton to Scarborough Road and the Wolds AHLV. Part of the application site lies outside of the development limit of East Heslerton and it is this section that will contain the proposed glamping accommodation. The site is heavily screened from public view due to the existing evergreen planting and as such it is not considered there will be an unacceptable visual intrusion or impact on the character of the locality.

Due to the location of the site and the existing substantial screening, the principle of tourist accommodation in this location is considered to accord with Policies SP8 and SP21 and is acceptable subject to consideration of the following matters.

ii. Character and Form

To accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The proposed development will include in the siting of 16 glamping tents on moveable sleds with 16 service pods. The proposed tents and pods are single storey in height and of a simple, uniform design. While the site lies mainly outside of the development limit of East Heslerton, it does adjoin the border of the development limit to the west and south. Furthermore, the extensive screening is proposed to be retained and this will mean that visibility into the site is very limited. The retention of the screening will be required by planning condition. The main area that will be visible will be the highway access and this will be from an existing gated access to the site. Therefore, the character and form of the proposed development is considered to be in accordance with Policies SP16 and SP20.

iii. Impact on the locally valued landscapes of the Vale of Pickering and the Wolds AHLV

In accordance with Policy SP13 (Landscapes) the Council will carefully consider the impact of development proposals on the Vale of Pickering and the Wolds AHLV. These areas of significant historic landscape value and the loss or degradation of the elements that are integral to their historic landscape character makes these landscapes particularly sensitive to change. Furthermore, the Wolds are valued locally for the natural beauty and scenic qualities. As well as protecting the distinctive elements of landscape character in each of these areas, there are particular sensitivities given their topography and resulting long distance skyline views within Ryedale and further afield.

The proposed development is well screened from the public highway and from a greater distance due to the dense planting at the site. As such there are not considered to be any adverse impacts on the locally valued landscapes of the Vale of Pickering or the Wolds AHLV.

iv. Access to the Public Highway

Access to the site is currently from Carr Lane, to the west. After discussions with North Yorkshire County Council Highways Authority, the applicant has agreed to widen a narrow section of Carr Lane directly to the south of the entrance. As a result North Yorkshire County Council Highways Authority do not object to the proposal subject to conditions.

Highways England were consulted due to the proximity of the site to the A64 trunk road. They have no objection to the proposal.

v. Neighbour Amenity

Policy SP20 of the Ryedale Plan - Local Plan Strategy requires that new development will not have a material adverse impact on the amenity of present and future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

The proposed development includes the siting of 16 glamping pods in the northern section of the site, north of the proposed vehicle access. This section of the site is bordered to the west by three dwellinghouses. The existing evergreen planting to the boundary of the site and its quadrangle design will mean that no more than 8 of the glamping pods will be on the western half of the site.

A condition is recommended ensuring that no more than 4 glamping pods are sited within each quadrangle to ensure there is not an unacceptable concentration of accommodation at the western end of the site, closest to neighbouring dwellings. Further to this, the Council's Landscape Officer recommends a condition requiring a management plan for the future maintenance of the conifer screens.

The Councils' Environmental Health Officer has been consulted and has no objection subject to condition.

In conclusion, it is not considered that the proposed development will result in a materially adverse impact on the amenity of present and future occupiers of the neighbouring buildings.

vi. Other Matters

The Council's Housing Officer objected to the scheme due to an initial lack of information. However, planning conditions have been recommended restricting the occupancy of the site to tourist accommodation.

North Yorkshire County Council flood risk team have considered the application. As there will be no positive surface water drainage to the site, there is no objection to the proposal.

The County Council's Archaeology team have recommended a condition be attached to any planning permission requiring a written scheme of investigation prior to the commencement of development.

The Council's Countryside Officer has no objection to the proposal.

Yorkshire Water have no objection to the proposal.

vii. Conclusion

The proposed development is considered to accord with national and local planning policies and 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 A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. Community involvement and/or outreach proposals
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan - Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

- 3 Prior to the commencement of the development hereby permitted, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

To ensure an appropriate appearance and to comply with the requirements of Policies SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby approved a management plan for the operation of the site shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include but not limited to; arrangements for the checking in and out of booked visitors to the site, arrangements to manage noise on the site, the location of any communal amenity areas for the holiday units, any BBQ areas, site rules and how these are notified to campers/users.

Reason: In order to protect the amenity of nearby properties and to satisfy Policy SP20 of the Local Plan Strategy.

- 5 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details of the proposed foul water drainage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage within the site of residential amenity in accordance with SP20 of the Ryedale Local Plan Strategy.

- 6 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

c. The existing access shall be improved by widening as shown on submitted Drawing No.

02B and constructed in accordance with Standard Detail No. DC/E9A.

e. Any gates or barriers shall be erected a minimum distance of 9 metres back from the carriageway of the existing highway (as shown on submitted Drawing No.02B and shall not be able to swing over the existing or proposed highway.

g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted and agreed with the local planning authority in consultation with the local highway authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

h. The final surfacing of any private access within 6 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.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy SP20 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.

7 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 in connection with the construction of the access road or building(s) or other works until:

(i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:.

a. Provision of a kerbed passing place on the western side of Carr Lane opposite the dwelling known as 'Sunbury' to give an overall width of 5.0 metres for a minimum distance of 12 metres, plus 1:3 end tapers with a crossfall gradient to the existing carriageway and including cutting back of over-hanging vegetation and re-positioning some existing kerbs, in accordance with the specification shown on Standard Details DC/E9A and HAU.1a.

(iii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In accordance with Policy SP20 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

8 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 4 (above):

Provision of passing place as described in that condition

Reason: In accordance with Policy SP20 and in the interests of the safety and convenience of highway users.

- 9 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason: In accordance with Policy SP20 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 10 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Policy SP20 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 11 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing No. 02B for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: In accordance with Policy SP20 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 12 Prior to the commencement of the development a management plan for the future maintenance of the conifer screens to be retained shall be submitted to the Local Planning Authority for approval in writing and once agreed the conifer screens shall be retained thereafter unless otherwise agreed in writing.

Reason: In the interests of the long term retention of the conifer screens which provide a screen to the development from public views.

- 13 No more than four glamping tents shall be sited at any one time in each of the four quadrangles as shown in approved drawing 028 'Proposed General Arrangement Plan'.

Reason:- To protect the amenity of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 14 The development hereby approved is for 16 No. glamping tents and 16 No. associated individual toilet/shower service pods on moveable sleds and associated access only.

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

Reason: To ensure the holiday unit does not become occupied as a permanent dwelling and to comply with the requirements of Policy SP20 and Policy SP21 of the Ryedale Plan.

16 The accommodation hereby permitted shall be available or commercial let for at least 140 days a year and must not exceed a total of 31 days in any one calendar year by an individual group.

Reason: To ensure the holiday unit does not become occupied as a permanent dwelling and to comply with the requirements of Policy SP20 and Policy SP21 of the Ryedale Plan.

17 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. The register shall include full details of the following:

- the main address(es) of all the occupiers of the accommodation hereby permitted
- the start date of every one of the letting/occupation of all the occupiers of the accommodation hereby permitted
- supporting evidence of the main address(es) of all the occupiers of the accommodation hereby permitted

Reason: To ensure the holiday unit does not become occupied as a permanent dwelling and to comply with the requirements of Policy SP20 and Policy SP21 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan date stamped 22 Dec 2015

Drawing 02B Proposed General Arrangement Plan date stamped 22 Dec 2015

Drawing 03 Proposed Glamping Units and Toilet Pods date stamped 22 Dec 2015

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

INFORMATIVES:

1 You are advised that a separate licence 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.

2 Supporting evidence of the main address(es) of all the occupiers can include the following:

- The most recent Council Tax demand
- Utility bills issued within the last 3 months.

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties