

RYEDALE DM

22 DEC 2015

DEVELOPMENT
MANAGEMENT

**DESIGN & ACCESS STATEMENT to accompany Full Planning Application:
PROPOSED CHANGE OF USE LAND TO BECOME GLAMPING SITE FOR
THE SITING OF 16 GLAMPING TENTS WITH ASSOCIATED INDIVIDUAL
TOILET/SHOWER SERVICE PODS, COMMUNAL PARKING FOR 20 CARS
WITH ON SITE TURNING UP-GRADING OF EXISTING VEHICULAR
ACCESS FROM CARR LANE. At: THE HOMESTEAD, EAST HESLERTON,
MILTON, YO17 8RP For: MR & MRS DAVID HARRISON**

INTRODUCTION: Mr & Mrs Harrison bought The Homestead earlier in the summer of 2015 following a lengthy period on the market. The property extends to 1.3 hectares and contains a hybrid mixture of buildings and planting. To the south a 6 bedroom dwelling fronts onto the A64, to the east again on the A64 boundary there is a series of brick outbuildings around an internal courtyard. It is not proposed to alter these existing groups of buildings both of which are accessed from an existing vehicular drive onto the A64. To the rear there are a series of detached sheds dotted about the site and set within a series of leafy quadrangles formed by very high (8 metres +) evergreen hedges both within and around the edge of the site. These hedges define the site and yield extraordinary levels of acoustic and visual privacy both within the site and to the neighbouring properties along Carr Lane. This rear area has an established vehicular access from Carr Lane.

PROPOSAL: It is proposed to change the use of this rear area to form a Glamping site set within the established high hedges and to modify the existing highway junction so that the gates are more than 6 metres from the road edge onto Carr Lane, and to provide a gravel car parking area for up to 20 cars in association with the Glamping use.

POLICY BACKGROUND: The recently adopted Local Plan Strategy forms the policy background to the proposed scheme.

SP 8 – Tourism. The scheme seeks to provide a sustainable low impact alternative form of tourist site which minimises its environmental impact on the District

SP 9 – Rural Economy. The scheme seeks to provide an alternative use for the established wooded site

SP 16 – Design - requires that the form of the development should respect the context of the surroundings.

SP 20 - Generic Development Management Issues – restates these requirements. All the various parts of these policies have been considered in generating the proposals.

USE: The proposed use of the land is as a Glamping site for tourism.

AMOUNT OF DEVELOPMENT & SCALE PARAMETERS: The development on the site consists of up to 16 movable sleds on which are erected canvas tents on wooden poles. The layout drawing shows these typically divided 4 in each of the four enclosures formed by the high hedges. Each glamping tent has an outdoor sitting terrace on part of the timber sled and each is accompanied by a small individual service pod containing a bathroom and a sink unit – these too are movable and are designed to be ‘plugged-in’ to the proposed service ring shown on the drawing. This allows flexibility in the layout. The sizes of the units is 5m x 7.5m with the highest part of the tent 3m high. The service pods are the same height but are 2.3m x 3.3m. The surrounding tree screening is in excess of 8m high and generally three trees deep - all evergreen. These form the dominant feature of the site and render the proposed glamping paraphernalia invisible from outside the site

APPEARANCE: The tents will be made of jute coloured canvas and the service pods are natural timber in finish. The car parking area is gravel.

ECOLOGICAL & LANDSCAPE ISSUES: There are no ecological issues relating to this application – No trees are affected by the application.

ACCESS: The position of the vehicular access to the site is not altered, but the position of the gate is moved into the site to permit a 6 metre tarmac standing area on the highway side of the repositioned gate in the interests of highway safety. The existing dropped kerbs on Carr Lane are not altered