

Item Number: 7
Application No: 16/01022/73AM
Parish: Wombledon Parish Council
Appn. Type: Major Non Compliance Conditions
Applicant: Mr David Willoughby
Proposal: Variation of Condition 05 of approval 11/01189/73AM dated 03.02.2012 to allow year round opening of the caravan park for the static holiday units and the seasonal/touring caravans and Removal of Condition 07 of the same approval to allow all caravans to remain on the pitches as necessary
Location: Wombledon Caravan Park Moorfields Lane Wombledon Kirkbymoorside YO62 7RY

Registration Date:
8/13 Wk Expiry Date: 19 September 2016
Overall Expiry Date: 27 July 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Parish Council No objection
Housing Services Informative to be added

Neighbour responses:

SITE:

The application site lies to the southwest of Wombledon beyond the defined development limits for the settlement. The site consists of a long established caravan and camping park, with associated outbuildings and facilities. The plot benefits from substantial boundary treatment, consisting of high level mature vegetation and trees, which is extended within the site itself.

PROPOSAL:

The application seeks consent to remove condition 05 and 07 of approval 11/01189/73AM to allow a year round opening season for the static holiday units. The condition of concern reads as follows:

Condition 05

With the exception of the static holiday units located on the site, all holiday units at Wombledon Caravan Park hereby approved shall only be occupied during the period from 1 March to 31 October in each calendar year, unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In order to ensure that there is a closed period to which the units are not occupied and to ensure that they do not become the permanent residence of any occupants and to satisfy Policy H9 of the Ryedale Local Plan.

Condition 07

No vans shall remain on the identified 118 (seasonal/touring) caravan pitches between 10 November and 14 February inclusive. All vans remaining on the site shall be stored within the designated storage area as set out on drawing no. W44/01/02 Rev B unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In order to protect the character of the area and to comply with Policy TM4 of the Ryedale Local Plan.

HISTORY:

07/00518/MFUL - Retention of 118 caravan pitches (80 seasonal and 38 tourers), siting of 10 no. timber clad single static holiday units and 2 no. timber clad twin static holiday units, retention of tenting area, cladding of former military building in brick with pantile roof to provide indoor visitor facilities and erection of implement storage and workshop building. Application Permitted.

11/01190/FUL - Change of use of storage building to 2 no. one bedroom holiday let units. Application Permitted.

11/01189/73AM - Removal of condition 05 of approval 07/00518/MFUL dated 31.08.2007 to allow a year round opening season for the static holiday units.

POLICY:

Ryedale Local Plan - Local Plan Strategy
SP8 - Tourism
SP9 - The Land Based 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 Policy Guidance

This application is presented to Members as it is a major application.

APPRAISAL:

The main consideration in assessing this application are;

- i. Appropriateness of year round occupation
- ii. Impact on Residential Amenity
- iii. Impact on the character of the area

Policy SP8 (Tourism) acknowledges that a key contributor to Ryedale's rural economy is tourism, and where appropriate the Council will seek to support and encourage all year round tourism subject to the occupancy conditions as set out within Policy SP21. Policy SP21 (Occupancy Restrictions) sets out the Time - Limited Occupation.

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.

Policy supports the principal of Time Limited Occupation in replacement of the Seasonal Occupation condition providing that the all year round occupation would not have an adverse impact wither the character of the area, landscape or residential amenity.

In this case, the site has been used for tourism purposes for a significant period of time. It is relatively well screened and is not prominent in the landscape. It is acknowledged that those using the site are likely to have a car. However, the area of the site is well located for access to tourism facilities.

Since Wombleton Caravan Park was granted planning permission, the sites to the northern and eastern boundary's have also been successful in obtaining planning permission to be developed for holiday lodges, with Time Limited Occupation. It is therefore not considered that allowing, the touring caravans to remain on site for a 12 month period would, by virtue of the adjacent land uses give rise to an amenity issues.

In terms of access, it is not considered that the opening of the site all year round would create any further highway problems. In particular, because the site already has consent for the static caravans to be occupied throughout the year.

Due to the existing on site screening and the surrounding land uses it is not considered that the retention of the touring caravans on site all year round would impact on the character of the area.

Ryedale District Council Housing Services have raised no objection to the application subject to the implementation of occupancy conditions and an informative in relation to the licensing requirements.

The Parish Council has raised no objection to the proposal as long as the caravans continue to be used for the purpose of holiday lets and are not used for residential purposes

At the time of writing no other written representations had been received.

In conclusion, it is considered that the principle of opening the caravan site in this location all year round complies with national policy. The recommendation is therefore one of approval.

RECOMMENDATION: Approval

1 All holiday units at Wombleton Caravan Park shall be used for holiday purposes and for no other purpose including any other purpose in Class C3 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason:- In order to ensure that the holiday units do not become permanently occupied as dwellings within the open countryside, and to comply with Policy SP8 and SP21 the Ryedale Plan - Local Plan Strategy

2 The caravns shall be:

(i) occupied for holiday purposes only and not as a persons sole or main place or residence;

(ii) available for commercial holiday lets for at least 40 days a year, and no let must exceed 30 days; and

(iii) the owners/operators 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:- In order to comply with Policy SP21 of the Ryedale Plan - Local Plan Strategy.

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

Existing Site Location Plan - received 20 June 2016

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