

Item Number: 8
Application No: 16/00269/MFUL
Parish: Wombledon Parish Council
Appn. Type: Full Application Major
Applicant: Nettworx (Mr Declan Hamill)
Proposal: Change of use of area of concrete hardstanding to a temporary storage compound (retrospective application)
Location: Area Of Hardstanding To East Of Wombledon Caravan Park Moorfields Lane Wombledon Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 31 October 2016
Overall Expiry Date: 9 September 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Highways North Yorkshire Parish Council	No objection Object
Highways North Yorkshire	Need to consult with internal colleagues 26.08.2016 - please send additional information re number of traffic movements and types of vehicles involved.

Environmental Health Officer

Neighbour responses: Mr O.P. Lane,

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.

PROPOSAL:

This application is retrospective. The Local Planning Authority received a compliant late 2014 about an unauthorised compound on the site.

The site is currently being used by Nettworx in the form of a compound whilst they are replacing overhead power lines across northern Ryedale. The applicant is seeking to regularise this development for a further temporary period to enable the scheduled works to be completed.

The compound is used for the storage of the majority of the equipment and materials required for the replacement of the overhead powerline, the telegraph poles are stored outside the compound. In addition to the equipment there are four shipping containers which serve as offices, showers and toilet blocks. The Nettworx workers live on the site in 10 touring caravans.

SITE HISTORY

15/01018/MFUL. 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. Approved.

14/00081/UD. Erection of Storage Compound Includes Vehicles and Materials. Received by the Local Planning Authority on the 30 October 2014.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

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) Highways
- iii) Residential Amenity
- iv) Landscape Impact

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 where it is necessary to support a sustainable, vibrant and healthy rural economy and community.

The purpose of the compound is to enable from, a relatively central and easily accessible location, the replacement of overhead power lines across northern Ryedale area. Networx are presently working from Sheriff Hutton to Hovingham. Once this has been completed they will then move onto Pickering to Kirkbymoorside, then Kirkbymoorside to Helmsley and then from Helmsley to the rest of Bilsdale. Previously Networx they have upgraded half of overhead lines in Bilsdale, Bransdale, Rosedale and Farndale to Blackey.

The applicant has stated that they have a contract up to April 2017, although there is scope for this to be extended. Updating and improving the overheard power lines is clearly of benefit to the local communities in question and the proposal is therefore considered to be compliant with the aims of Policy SP1 of the Ryedale Plan - Local Plan Strategy.

Highways

The Parish Council has objected to the retention of the compound, due principally to the volume of traffic it generates and the noise the traffic generates when going through the village.

The applicant has confirmed that on an average day vehicle movements are principally 9 No. one tonne pickups, and 1 No. seven tonne lorry. In addition to these, on average there are about three to four deliveries per month movements associated with bringing materials to the site to be stored.

North Yorkshire County Council Highways officer has raised no objections.

In light of the Highway Officers recommendation, subject to a condition restricting the times of vehicle movements it is not considered that the proposed retention of the compound for a temporary period would adversely effect the safe functioning of the Highway.

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 both accessed 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.

Shortly after the initial enforcement investigation commenced the Council received further complaints about spot lights and noise from a generator, which was being used to power the lights and the porta cabins. Officers from Planning and Environmental Health attended a meeting with the owner of the site and the project manager. The purpose of the meeting was to immediately address the concerns over noise and light whilst the enforcement investigation was still ongoing. Following on from the meeting the site manger implemented the changes which the Environmental Health Officer had advised such as lowering and re- directing the security lights and creating a sound barrier around the generator. Since these changes were put in place the Local Authority has not received any further complaints in respect of these issues. The Environmental Health Officer has raised no objection subject to a condition requiring all existing mitigation remaining in place.

An objector who lives in Wombledon village has raised concern over the impact of the compound on occupiers of the caravans situated at Wombledon Caravan Park. It is of note, however, that the proportions of the caravan park have not raised any objection Members will note that occupiers of holiday 'units' do not have the same expectations as those persons occupying permanent residential dwellings. However, the Parish Council has also raised concern about the impact of noise from the transport vehicles, through the village. As set out above the vehicle movements tend to take place early in the morning when the workers are going off to site to work and then when they are returning back to the compound at the end of the day. The exception is when deliveries are made. Wombledon is a rural village and whilst there may be large tractors going through the village, one pickup and one 7 tonne vehicle is likely to generate some additional noise. However, given the infrequency of these vehicles, it is not considered that this would have a significant adverse impact on the residents of Wombledon. Notwithstanding this in order to mitigate any harm it is recommended that a condition is attached to an approval stating that no vehicle movements in relations to the operation of the site should take place before 07:00 or after 22:00.

Subject to the above conditions regarding operating hours and the mitigation measures already in place, it is not considered that this temporary use would have a significant adverse impact on either the amenity of the occupiers of the caravans or the nearby residential properties.

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, which was granted permission for all year round occupation (16/01022/73AM). North of the application site is a 'Fosters Scrap Yard', which has recently been granted planning permission (15/01079/FUL) to be developed for holiday lodges.

The site itself also has planning permission for 12 No. holiday lodges as set out in the History section of this report.

Due to the existing on site screening, existing hedgerows and the surrounding land uses it is not considered that the retention of the compound for a temporary period would adversely effect the visual amenity of the area.

Parish Council Consultation

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

*"The site is now being used as a base to transport poles further afield, this impacts on the village of Wombleton due to;
an increased amount of heavy traffic,
the noise associated with the traffic movements
the site has become an established commercial industrial site in a non industrial area"*

The Parish Council request that the application is refused.

The relevant material issues raised by the Parish Council has been appraised in this report.

Neighbour Consultation

At the time of writing one letter of objection has been received by the Local Planning Authority. A summary has been provided below, the full version of the objection letter can be viewed on the public access.

The objector, who lives in Wombleton Village, objects to the principle of the scheme in the open countryside in line with the 2002 version of The Ryedale Local Plan citing landscape impact, highway safety and undue noise disturbance.

The relevant material issues raised by the objector has already been appraised in this report.

In light of the above assessment, It is recommended to Members that temporary planning permission is granted for a period of 1 year, expiring on 3rd September 2017. If the overhead line upgrading units continue beyond this time it is open to the operator to seek to extend the period further with the submission of a further application.

RECOMMENDATION: Approval

- 1 The compound hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2017 unless an extension of the period shall first have been approved in writing by the Local Planning Authority.

Reason:- The development permitted would be unacceptable on a permanent basis because of its location within the open countryside.

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

Site Plan, received 1 August 2016

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

- 3 No vehicle movements in relation to the temporary compound hereby approved shall take place before the hours of 07:00 and after 22:00, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of preserving the neighbouring properties residential amenity

- 4 The mitigation measures which have already been agreed and implemented shall be maintained in their entirety during the temporary planning permission.

Reason: In the interest of preserving the neighbouring properties residential amenity and in compliance with Policy SP20 of the Ryedale Plan - Local Plan Strategy

Background Papers:

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