

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 16/01839/MFUL
Parish: Nawton Parish Council
Appn. Type: Full Application Major
Applicant: Miss Jenny Bulmer
Proposal: Change of use of agricultural land to allow siting of 28no. holiday lodges in association with Canadian Fields campsite together with formation of site roads, car parking and turning areas and associated landscaping
Location: Canadian Fields Gale Lane Nawton Helmsley YO62 7SD

Registration Date: 15 November 2016
8/13 Wk Expiry Date: 14 February 2017
Overall Expiry Date: 22 December 2016
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Neighbouring Parish Council	
Highways North Yorkshire	Recommend refusal
Parish Council	Support application
Lead Local Flood Authority	No objection
Environmental Health Officer	
Land Use Planning	Comments made
Caravan (Housing)	No objection - informative to be added

Neighbour responses: Mrs Ailsa Teasdale,

.....

INTRODUCTION

The above application was validated on 15th November 2016. The site is located approximately 1km south of Nawton village within the open countryside, that is also designated as an Area of High Landscape Value. The site operates as 'Canadian Fields' following the grant of planning permission for change of use of agricultural land to a campsite providing 'glamping' style accommodation for 19 No. safari type tents in 2011. This proposal seeks an extension to the existing site to allow the siting of 28 No. holiday lodges, with associated site roads, car parking and landscaping.

Members will be aware of the site history which includes:

- 11/00686/MFUL - Planning permission granted 28.09.2011- Change of use of agricultural land to allow the siting of 19 no. tents on decking bases, erection of toilet and reception block and canteen marquee, change of use of agricultural building to winter tent store, formation of vehicular access, gravel site roads and paths, car parking and landscaping.

PLANNING COMMITTEE

17 January 2017

- 13/01122/73AM - Planning permission granted 16.12.2013 - Removal of Condition 06 of approval 11/01280/73AM dated 09.03.2012 to allow a year round opening season for the holiday occupation of the tents.
- 14/00779/FUL - Planning permission granted 11.09.2014 - Change of use of reception, toilet, office and laundry store building to reception, toilet, office, laundry store and first floor wardens accommodation for use solely in connection with the operation of Canadian Fields campsite (retrospective application).

Members will also recall that a temporary planning permission was authorised for a 2 year period for the erection of pre-fabricated building for use as camp kitchen to serve camp cafe (retrospective application) at the Planning Committee of the 18th November 2014. In addition at the same meeting a decision was made to taken enforcement notice requiring the cessation of the restaurant use (A3 use class) and the removal of the pre-fabricated kitchen building from the land after a 2 year compliance period. However, it has been brought to officers attention that an enforcement notice has not yet been served and these issues are therefore also required to be reconsidered by Members.

The current planning application is the subject of an objection from the Local Highway Authority, which can be viewed in full on the Council's website. The applicant has been made aware of this objection and is currently considering how the Local Highway Authority objections can be overcome.

At this stage, given the early stage of processing the application and the known issue regarding highway safety, it is not possible to fully appraise the current application proposal and to make a final recommendation to Members.

It is anticipated that a full report will be brought before Members at Planning Committee on Tuesday 14th February 2017 which will also deal with any outstanding enforcement considerations. However the application has been brought to this Committee Meeting to enable Members to consider whether they wish to carry out a site visit in advance of the next meeting in order to fully appreciate the relationship with the extent of the current site, the on-going uses and the proposed application for 28 no. additional holiday lodges.

RECOMMENDATION:

Site Inspection