

Item Number: 8
Application No: 16/01659/MFUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application Major
Applicant: York Meadows Caravan Park (Mr D Armstrong)
Proposal: Change of use of agricultural land to allow the formation of 30no. static caravan pitches and 42no. touring caravan pitches with formation of crushed stone access tracks together with erection of extension to existing site office/amenity block and the provision of a play area (part retrospective)
Location: York Meadows Sheriff Hutton YO60 6QP

Registration Date:
8/13 Wk Expiry Date: 16 January 2017
Overall Expiry Date: 9 January 2017
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Highways North Yorkshire	Recommend conditions
Parish Council	No objection but comments made
Countryside Officer	No views received to date
Tree & Landscape Officer	Recommend conditions
Land Use Planning	No views received to date
Sustainable Places Team (Yorkshire Area)	Comments made
Neighbouring Parish Council	Concerns
Caravan (Housing)	No views received to date
Land Use Planning	No comments to make
Foss Internal Drainage Board	Recommend condition

Neighbour responses: Ian Gordon,

SITE:

The application site comprises agricultural land, to the north of the C90 Sheriff Hutton to Strensall Road. The main body of the site measures 240m in length at its largest and 117m in width at its greatest. The site also includes a strip of land along the eastern field boundary immediately to the south-east of the application site. This strip of land contains the access to the site and curves in an easterly direction into the adjacent field and adjacent to the C90. The application site contains existing planting on the majority of its boundaries and within the site. The site is outside the development limit of any defined settlement and as such it is located within the open countryside, within the Vale of York Landscape Character area.

PROPOSAL:

Planning permission is sought for the change of use of agricultural land in order to allow the formation of 30 no. static caravan pitches and to replace an area of camping plots with 42 no. touring caravan pitches with formation of crushed stone access tracks together with the erection of an extension to the existing site office/amenity block and children's play area (part retrospective).

The proposed touring pitches are to be located on the northern part of the application site in an area approximately measuring 110 m by 85m, and the static pitches are to be located on an area immediately to the south on an area approximately measuring 110 m by 80 m.

Within the proposed static area, 3 rows each comprising 10 static units are proposed. Following negotiations a revised plan has been submitted that shows new planting along the southern boundary to be planted, with semi-mature species to augment the landscape screening within the 2016/17 planting season. Furthermore the rows of statics are proposed to be phased, with the northern most row commenced in 2017, and then the middle and southern rows in 2018 and 2019 respectively.

The proposed extension to the office/amenity block will approximately measure 3m by 6.75m and be 2.9m to the eaves height and 4.8m to the ridge height. It is proposed to construct the extension of sandstone under a clay pantile roof.

HISTORY:

2006: Planning permission refused for the change of use of agricultural land to site for 38 touring caravans with associated vehicular access and road and erection of two amenity buildings.

2007: Planning permission granted for the change of use of agricultural land to site for 38 touring caravans with associated vehicular access and road and erection of two amenity buildings.

2008: Planning permission granted for the siting of 15 no. static holiday caravans on part of approved touring site.

2013: Change of use of agricultural land to allow the formation of a fishing pond for the use of caravan site residents with use of existing hardstanding area for associated parking and turning

POLICY:

National Policy

National Planning Policy Framework 2012 (NPPF)

National Planning Policy Guidance 2014 (NPPG)

Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP8 - Tourism

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

APPRAISAL:

The main considerations in relation to this application are:

- The principle of the proposed development;
- The impact of the proposal upon the character and appearance of the landscape;
- Design and Appearance;
- Highway safety;
- Flood risk; and
- Drainage.

Principle of Development

The NPPF supports local planning policies that 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.

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 proposed development will provide for the expansion of an existing tourism site within the Vale of York area of the District. Planning permission has already been granted for 28 touring pitches on the site immediately to the north and 15 static units. The proposed extension to include 30 static units and 42 no. touring pitches represents a significant extension to the approved site.

The Local Planning Authority has a requirement to ensure any new development is sustainable. The scale of the proposed tourist site in total would be relatively large. However, it is located to the southwest of a Service Village, Sheriff Hutton and a sustainable settlement. There are facilities, such as a Public House and a shop in the village. The site is also well located for accessing the AONB, York and the North York Moors. Providing the scheme provides a pedestrian link to Sheriff Hutton it is considered that the application (at the scale proposed) can be regarded as a relatively sustainable form of tourism development in this case.

The principle of the proposed development is therefore considered to be acceptable.

Landscape impact

Policy SP13 (Landscapes) states 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 site is elevated from the road level, along with planting to the southern elevation of the application site. This has the effect of screening some views from the C90 road towards the proposed application site. However, additional planting is required in this planting season, of semi-mature container grown trees to augment the additional planting and to further limit views from the south western side. This is particularly important in the winter months. This planting has been agreed with the Tree and Landscape Officer and if planning permission is granted, is conditioned to be planted before 31st March 2017. A Phased development of the static units is proposed to further limit their visual impact. The static's are proposed to be located on the southern part of the application which is the most exposed area of the application site. 3 rows of 10 static units are proposed and these are to be developed from next year, with 10 each year starting at the northern side and working forwards (south). This will ensure that the new planting is already well established for the row nearest to the C90 by year 3.

The proposed touring pitches are generally well screened by established landscaping.

Subject to the proposed additional planting and phasing, the proposal is not considered to have a material additional adverse effect upon the Vale of York Landscape Character area.

Design and Appearance

The applicant has indicated that the proposed static units are to be externally clad in green colour or a wood finish, and a condition is recommended accordingly. There is considered to be no objection to the proposed play area. Subject to the landscaping mentioned above there is considered to be no objections to the proposed development in terms of the design approach.

Highway safety

The Highway Authority has no objection to the application on highway safety grounds in principle subject to the imposition of planning conditions relating to a new public footpath and parking provision. In making this assessment, the Highways Officer has confirmed the existing access can achieve the required visibility at the access point and that the existing junction can accommodate the additional traffic flows. The maintenance of the grass verges adjacent to the access is a continued requirement and this is controlled by a planning condition on an earlier planning application. It was agreed with the applicant following a site meeting, that the public footpath can be extended from the entrance to the Sheriff Hutton Industrial Estate along the verge to the culvert to the north-east of the application site (approximately 150m in length). Between the bridge and the entrance to the site the applicant has agreed to maintain the grass verge so it can be walked on to the bridge.

Drainage

The application proposes to drain surface water to soakaways. The applicant has confirmed foul water will be drained from the site via a package treatment plant, then to a soakaway. Yorkshire Water has stated no objection to the proposal. The Environment Agency do not raise objection to the proposed discharge of surface water, although their consultation response does make recommendations regarding the disposal of surface water. The Foss IDB similarly raise no objection and recommend a condition to cover matters of soakaway design and run-off rates. An informative is recommended in this respect.

Flood risk

The application site is located within Flood Zone, representing the lowest risk of flooding. The Environment Agency has been consulted on the Flood Risk Assessment and does not wish to object to the application.

The impact upon neighbouring properties

It is not considered that the proposed development would have a material adverse effect upon the amenity of the adjoining neighbours in terms of potential noise and disturbance given its separation from other residential properties (minimum 150m from the proposed static unit to the nearest property).

Other issues

Sheriff Hutton Parish Council has responded to the consultation and stated that they have no objection to the proposal subject to a satisfactory highways report. However, the Parish Council would like to see increased screening to the western approach and a footpath from the site as far as the industrial estate. Lillings Ambo Parish Council (neighbouring Parish Council) have stated concerns regarding the increased traffic flows through their village and the increased sewage and its management.

There has been one letter of objection from the nearest property, The Hollies. That objection relates primarily to highway safety and the road layout close to the 'T' junction to West Lilling and the site access. The objector considers this to be dangerous. Concerns have also been raised regarding increased road signage, litter and noise since the site began to operate.

The views of the Highway Authority has been addressed in the appraisal above. The local Highway Authority has confirmed it has no objections to the scheme and is satisfied that both the access to the site and surrounding highway network can safely accommodate the additional traffic. A requirement for a public footpath from the entrance to Sheriff Hutton Industrial Estate extending 150 to the south-west to the bridge will be a planning condition.

In principle, there is considered to be no objection to an onsite package sewage treatment plant, and its management is a matter for the applicant.

The issue of litter is a management issue, and the noise associated with the proposed development is not considered to have a material adverse effect upon the amenity of nearby properties, for the reasons described above.

In view of the above the application is recommended for approval.

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 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to the commencement of the development, a 20-year management plan for the establishment of the retention of the existing planting, boundary hedge/trees and all proposed planting shall be submitted to the Local Planning Authority for approval in writing.

Reason:- To ensure that the existing landscape elements and proposed supplementary planting continue to screen and enhance the development and to satisfy Policy ENV7 of the Ryedale Local Plan.

- 4 The touring pitches hereby approved shall only be used between 1 March and 31 October inclusive. Outside this period, all touring caravans shall be permanently removed from the site.

Reason:- It is considered that the touring caravans would constitute an unacceptable visual intrusion into the open countryside during the winter months and outside the holiday season. The reason also complies with Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 5 Any caravans occupied shall be done so for holiday purposes only and for no other purpose including any purpose in Class C3 of the Schedule to the Town & Country Planning 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 caravans do not become permanently occupied as dwellings within the open countryside and to comply with Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 6 The owners/operators shall retain an up-to-date register of the names of all owners/occupiers of the touring caravans and static units on the site and their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason:- In order to ensure that the holiday accommodation is not used for unauthorised permanent occupation and to comply with Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 7 The occupation of any of the touring holiday accommodation or tents, the subject of this permission shall only be used for holiday occupation to the same person, groups of persons, families for period(s) not exceeding a total of 28 days in any one calendar year. The touring pitches on the site shall be used as the main residence of any occupant.

Reason:- It is not considered that the application site is suitable for permanent residential use because of its location outside development limits and within the open countryside and to satisfy Policies SP2 and SP13 of the Ryedale Plan - Local Plan Strategy.

- 8 Prior to the commencement of the development hereby approved precise details of the surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority, including the location and percolation tests results in accordance with BRE Digest 365, in respect of soakaways.

If soakaways are considered inappropriate any drainage to land drains the peak run-off must be attenuated to 70% of the existing rate based on 140 l/s of connected impermeable area.

Reason:- In order to ensure that the site can be effectively drained and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

- 9 The static caravan development hereby approved shall be undertaken in a phased approach in accordance with the details contained on Plan No. IP/DA/02/1 Rev B.

Reason:- In order to protect the character and appearance of the area and to satisfy Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 10 The 30. no static units shall not be used and the site closed between 15th January and 1st March each year.

Reason:- To ensure the site is closed and the static units are not used for permanent residential accommodation and to satisfy Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 11 The 30 no. static units hereby approved shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days in each calendar year.

Reason:- To ensure the site is closed and the static units are not used for permanent residential accommodation and to satisfy Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 12 Unless otherwise agreed in writing with the Local Planning Authority the planting detailed on Plan No. IP/DA/02/1 Rev B shall be undertaken before 31st March 2017.
- Reason:- In order to ensure the site does not have a long-term adverse effect upon the Vale of York Landscape Character area and to satisfy Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 13 Prior to the commencement of the development hereby approved precise details of the external colour of the caravans hereby approved shall be submitted to and approved in writing by the Local Planning Authority.
- Reason:- In order to protect the character and appearance of the area and to satisfy Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 14 The application site shall not contain more than 30 static units or 42 touring pitches.
- Reason:- For the avoidance of doubt.
- 15 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, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- a. Provision of a 1.2 metre wide macadam footway with timber edgings to Highway Authority specification within the existing highway verge of York Road between the Industrial Estate entrance and the culvert under the highway south of the waste water treatments works, including any adjustments as may be required at existing access crossings and start/finish points.
- (ii) 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 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 16 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 16:
- (i) The details of the following off site required highway improvement 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 1.2 metre wide macadam footway with timber edgings to Highway Authority specification within the existing highway verge of York Road between the Industrial estate entrance and the culvert under the highway south of the waste water treatment works, including any adjustments as may be required at existing access crossings and start/finish points.

(ii) 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 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users.

- 17 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number IP/DA/02/1 for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy 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.

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

IP/DA/02/1

IP/DA/01

IP/DA/02/1 Rev B

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

INFORMATIVES:

- 1 The applicant/developer is advised to consider the consultation response of the Environment Agency dated 28 October 2016.
- 2 In relation to Condition 16, an explanation of the terms used above is available from the Highway Authority.

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties