

Item Number: 11
Application No: 14/00949/FUL
Parish: Nawton Parish Council
Appn. Type: Full Application
Applicant: Miss Jennifer Bulmer
Proposal: Erection of pre-fabricated building for use as camp kitchen to serve camp cafe (retrospective application).
Location: Canadian Fields Gale Lane Nawton York YO62 7SD

Registration Date: 12 September 2014 **8/13 Week Expiry Date:** 7 November 2014
Case Officer: **Ext:**

CONSULTATIONS:

Parish Council	No views received to date
Highways North Yorkshire	No objection
Environmental Health Officer	No views received to date
Neighbouring Parish Council	No views received to date

Neighbour responses:

Mr Geoff Thurman, Mr Keith Pickering, Mrs Margaret Clancy, Tina Dougherty, Mrs Jacky Pickering, Mrs Marie Wilson, Mr Andrew And Mrs Fiona Farnell, Carol Farnell, Jacqui Cussins, Mrs Carol Thurman, Sarah Hayman, Amancay Argerich, Helen Otterburn, Miss Sarah Morris, Pat Spink, Mrs Sarah Kenderdine, Mrs Liz Turnbull, P. Thompson, Dianne Archibald, Maureen And Keith Ingleby, Mrs L Glover, Mr J Thompson, Mrs Mandy Hudson, Joshua Wood, Stephen Dodsworth, Clare Symonds, Robert Toone, John Wood, Mr B Hall, Mr Jonathan Pickard, Mr Paul Tate-Smith, Brenda And Bryan Wilson, Cate Tate-Smith, Alexandra Tate-Smith, E A Brown, Christine Pinder, C Sleightholme, Mr C J Braithwaite, Hayley Dargan, N L Heighton, Mr S E Phillips, Miss Katie Hayman, Mr Dan Thurman, Katie Turner, Miss Louise Smith, Mrs Sarah Coxon, Helen Sykes, Mrs Sheila Caine, Mr And Mrs Holmes, Mr Ian Oliver, D And J Coney, Mrs Ann Thompson, Mrs Emily Slingsby, Mrs Susan Masterman, Mrs Jo Riley, Mrs EEaine Bramley, Mr Steven Ruscoe, Mrs Laura Palmer, Mr And Mrs Peter And Sarah Stark, Susie Mann, Miss Jo Ward, Pat Durrant, Emma Dodsworth, Cara Richardson, Mr James And Mrs Louise Gurling, Mr Bruce And Mrs Vanessa Allen, Mr Andy Prout, Mrs Angela Blizzard, Mrs Caroline Baum, Mrs Anita Cooper, Mr mike Smithson, Chris Winsor, Mr Simon Baum, Ruth Gordon, Mrs Emma Brackley, Mr David Hunt, Mrs Maggie Barracklough, Mr Antony Neal Cooper, Mrs Debbie Swift, Mr David Metcalfe, Mr David Taylor, Mrs Maria Taylor, Mr And Mrs IE Teasdale, Mr George Innes, Mrs Trudi Woodhead, Mrs Carol Welch,

Overall Expiry Date: 4 December 2014

Introduction

Members will recall that the matter of the formal decisions to take enforcement action in relation to the cessation of the restaurant use (A3 Use Class) and the removal of the prefabricated kitchen from the land at Canadian Fields, Gale Lane Nawton was authorised on 18th November 2014 with a two year period for compliance. The time period was a relatively long period and was agreed in order that the site operator would be able to expand the 'glamping' side of the business in the intervening period.

Members also resolved at the same meeting to grant a temporary two year planning permission for the retention of the prefabricated kitchen building (a retrospective application) to tie in with the compliance period of the enforcement action that had been authorised at the same committee meeting.

Although draft versions of both notices were produced for issue it has come to light that neither the temporary planning permission or the enforcement notice were formally served. Both matters remain unresolved and given the passage of time Members are advised that both matters should be reviewed in the light of any change of planning circumstances. Copies of the earlier planning and enforcement reports to the 18th November 2014 meeting are attached to this report for ease of reference together with a location plan and block plan showing the restaurant building.

Further information and Assessment

At the point in time that both planning application Ref. 14/00949/FUL and the Enforcement Report were considered the developer had not proposed any local improvements to Gale Lane.

Members will of course be aware that two passing spaces have been proposed in connection with Application Ref. 16/01839/MFUL (see earlier on these agenda papers). The formal views of NYCC Highways have therefore been sought in relation to planning application 14/00949/FUL and the associated enforcement that had been previously authorised. In particular NYCC have been requested to advise officers whether or not the localised highway improvements to be provided are sufficient to mitigate their previous concerns in relation to highway safety issues associated with the A3 use of the restaurant. Members will be updated on the Late Pages or at the meeting.

Members will also note from the earlier reports to the 18th November 2014 meeting that officers had also raised concerns in respect of both planning policy matters and amenity impacts grounds and notwithstanding the final views of NYCC Highways on highway safety matters these other concerns remain outstanding.

RECOMMENDATION:

To be reported

Final recommendation to follow in relation to the views of NYCC Highways in respect of Highway safety matters