

Item Number: 8
Application No: 16/01775/FUL
Parish: Nawton Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs P De Lacey
Proposal: Change of use of agricultural buildings and land to form camping site to include reception, office, farm shop, bike storage and the siting of 14no. timber holiday cabins together with formation of 16no. car parking spaces
Location: Land East Of Longwood Farm Highfield Lane Nawton Helmsley

Registration Date:
8/13 Wk Expiry Date: 14 March 2017
Overall Expiry Date: 21 February 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Public Rights Of Way	No views received to date
Caravan (Housing)	No views received to date
Sustainable Places Team (Yorkshire Area)	No objection - comments made
Parish Council	Concerns relating to increased traffic
Highways North Yorkshire	Recommend conditions

Neighbour responses: Mr Jed Dargan, Peter & Margaret Ives, K Nicholson & M Wray, J Renney & Paul Harris, Ms Paula Battersby, Mrs Ruth Gordon,

INTRODUCTION:

The above application was validated on 17th January 2017 and seeks the change of use of agricultural buildings and land to form camping site to include reception, office, farm shop, bike storage and the siting of 14no. timber holiday cabins together with formation of 16no. car parking spaces

The site is located outside of the main village of Nawton, approximately 1.3 kilometres to the north of the main settlement within the Fringe of the Moors Area of High Landscape Value. It is accessed via Highfield Lane, which is mainly a single-vehicle width road.

There are sensitivities associated with the location of the site and the development proposed. Furthermore, the application has so far resulted in 6 letters of representations and objections. The Parish Council also have expressed concerns relating to the increased traffic using Highfield Lane. However, the Local Highway Authority have raised no objection to the proposal and have suggested that there is a section in a bend in the road (Highfield Lane) close to the site entrance that should be provided with a passing place.

At this stage, it is not possible to fully appraise the 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 11th April. 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.

RECOMMENDATION: **Site Inspection**

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties