

**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**

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**Item Number:** 7  
**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:** 17 January 2017      **8/13 Week Expiry Date:** 14 March 2017  
**Case Officer:** Charlotte Cornforth      **Ext:** 325

**CONSULTATIONS:**

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

**Neighbour responses:** Mr Jed Dargan, Peter & Margaret Ives, K Nicholson & M Wray, J Renney & Paul Harris, Ms Paula Battersby, Mrs Ruth Gordon,  
**Overall Expiry Date:** 30 March 2017

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**SITE:**

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.

**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.

Members will recall from the last meeting in March that a site visit was agreed. The site visit took place on Tuesday 28th March 2017.

For clarity the existing barn 'A' is proposed to include the reception, office, farm shop and cycle storage. The existing barn 'B' will be used as common room and drying room.

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**PLANNING COMMITTEE**

11 April 2017

## **HISTORY:**

The history regarding the main dwelling of Longwood includes:

14/00744/FUL - Planning permission granted 24.09.2014 - Demolition of existing four bedroom dwelling, garaging storage, tack room, American barn and Dutch barn and erection of replacement six bedroom (Inc. guest bedroom) dwelling with attached pool house, triple garage/workshop/store and detached block of 9no. stables with feed store and office and detached relocated tack room (revised details to refusal 13/01404/FUL dated 10.02.2014)

The existing dwelling has been demolished, but its replacement has not yet been built.

## **POLICY :**

### The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP8 - Tourism  
Policy SP13 - Landscapes  
Policy SP14 - Biodiversity  
Policy SP16 - Design  
Policy SP17 - Managing Air Quality, Land and Water Resources  
Policy SP18 - Renewable and Low Carbon Energy  
Policy SP19 - Presumption in Favour of Sustainable Development  
Policy SP20 - Generic Development Management Issues  
Policy SP21 - Occupancy Restrictions

### National Planning Policy Framework (2012)

Chapter 3. Supporting a prosperous rural economy  
Chapter 7. Requiring good design  
Chapter 11. Conserving and enhancing the natural environment

### National Planning Practice Guidance (2014)

## **APPRAISAL:**

The main considerations to be taken into account when considering the proposal are:

- The Principle of Development
- Impact upon the character and appearance of the landscape - the Fringe of the Moors Area of High Landscape Value
- Highway safety
- Drainage
- Impact upon neighbouring amenity
- Parish Council comments
- Third party comments
- Other matters
- Conclusion

### The Principle of Development

The National Planning Policy Framework 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 Local Planning Authority has a requirement to ensure any new development is sustainable. The scale of the proposed tourist site is relatively modest, with 14 cabins proposed. However, the site is located to the north of a Service Village, Nawton Beadlam that is regarded as a sustainable settlement. There are facilities relatively nearby, such as a bus link along the A170 to the Market Towns of Helmsley, Kirkbymoorside and Pickering. The site is also well located for accessing the North Yorkshire Moors.

In terms of the shop on the site, a condition will be attached to the Decision Notice if permission is granted to agree the range of goods that can be sold from the shop.

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

#### **Impact upon the character and appearance of the landscape - the Fringe of the Moors Area of High Landscape Value**

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 topography of this is relatively flat and is currently used as a turning out area for horses.

The site benefits from mature boundary planting of native species to all of the external boundaries. Further hedging and reinforcement of the existing hedging will be planted. The details of which will be secured by condition.

A Tree Survey has been submitted and identifies that the 3 ash trees (2 on the northern boundary and 1 on the southern boundary) can be retained. Trees 1 & 2 on the southern boundary are in a better condition than Tree 3. Tree 3 has a limited life expectancy, but can be retained and new hedge planting along this southern boundary will help to integrate the proposal into the surroundings.

The proposed cabins are Arch or Yurt type camping cabins (4 Arch Types, each with a foot print of approximately 20.5 square metres and 10 Yurt Types, each with a foot print of 31.3 square metres). The Arch type will have a maximum height of 2.971 metres and the Yurt Type will have a maximum height 3.565 metres. Both types are relatively low in profile and are constructed from timber with a roof shingles. Additional tree and shrub planting will be added throughout the site to integrate the lodges into this rural setting.

There will only be glimpsed views of the proposal from Highfield Lane. It is considered the low profile of the cabins, the use of timber, the existing and additional hedge planting and the proposal utilising the existing barns on the site, the proposal is not considered to have a material additional adverse effect upon the Fringe of the Moors Area of High Landscape Value. A condition will be imposed to the Decision Notice if planning permission is granted regarding the external appearance of the proposed lodges.

## **Highway safety**

The Local Highway Authority have stated the following with regard to the proposal:

*In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:*

*The design standard for the site is DMRB and the required visibility splay is 2.4 metres by 90 metres. The available visibility is 2.4 metres by +90 metres.*

*As you are aware, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. With respect to developments, any scheme should, therefore, look to encourage and facilitate as much use as practical and deliverable by means other than the private motor car, such as public transport modes, walking, cycling etc. The proposed site lies 1.3km north of the centre of Nawton village. A public house, other eating establishments and reasonable public bus transport link are present in Nawton, and whilst there is no specific guidance on walking distances related to leisure activities, the IHT Guidelines for Providing for Journeys on Foot (published 2000) recommends (at Table 3.2) a suggested preferred maximum of 1.2km. Consequently what the village offers would be at least at, or slightly further than this advice contends. However, given that the route is along a no through road, it is considered that pedestrian activity would not generally feel intimidated by traffic and the slight additional distance would not be a cause for undue concern.*

*Whilst the activities offered on site seem to be broadly in line with elements of the comments above, the development itself will likely result in an increase in vehicular traffic along Highfield Lane to and from the site and Nawton village. Much of this route is of single-vehicle width, and whilst there are some opportunities to pass along the route and the majority of the alignment gives good forward visibility, there is a section with a bend in the road fairly close to the site entrance which should be provided with a passing place allied to this additional traffic, and this has been conditioned below, and a location plan is attached identifying the general position.*

*Within the site, it is recommended that the initial section of driveway is provided with a passing place (beyond the mature trees at the front), to avoid vehicles having to reverse back out onto the public highway if they encounter another vehicle. Again I have recommended this as a condition.*

*Consequently, no highway authority objections are raised subject to the following conditions.*

These conditions are regarding verge crossings, the vehicle passing place, the parking spaces to remain available for vehicle parking and precautions to prevent mud on the highway.

Based upon the above comments, it is considered that the proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

## **Drainage**

The Environment Agency have raised no objection to the proposal, subject to an informative being attached to the Decision Notice in terms of foul drainage. Surface water will be disposed of via a soakaway which is considered acceptable in this location.

## **Impact upon neighbouring amenity**

The residential property 'Silent Springs' is located 100 metres to east of the edge of the application site, with the replacement dwelling of Longwood being positioned between. The existing vehicular access to the south of the site will be utilised.

It is considered that there will not be a material adverse impact upon neighbouring occupiers. This is in terms of the proposal being overbearing in presence, causing loss of light or loss of privacy, causing noise, odour or light flicker, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

### **Parish Council comments**

Nawton Parish Council have stated the following with regard to the proposal:

*Highfield Lane is a narrow single lane road which is used by locals, horse riders and walkers and several large businesses including a racing stables and a pig farm. There is concern in relation to the increase in the volume of traffic coupled with the fact there are no passing places.*

*Within the parish there are already a number of businesses offering holiday accommodation for tents, caravans and lodges. At what point will capacity be reached?*

*We have major problems with parking on the roads coming off the A170 at High Lane and Chapel Street which causes a back up on to the A170.*

*We also appreciate that tourism is important for the life and economy in Ryedale and that businesses bring local employment opportunities.*

### **Third party comments**

The application has generated a number of objections and comments.

#### **Keepers Cottage, Highfield Lane**

Comments have been made by the occupier of Keepers Cottage, located 370 metres to the south of the application site. The full letter can be viewed on the Council's website, but in summary, the comments state:

- Highfield Lane is a single track with no foot path or passing places
- Passage through Nawton village is already constricted to resident's parked cars
- The capacity of the village being able to take more cabin developments

#### **High Rigg, Highfield Lane**

An objection has been received from the occupiers of High Rigg, located approximately 500 metres to the south of the application site. Their full letter can be viewed on the Council's website, but in summary, the objection states:

- The development will lead to a substantial increase in traffic along a single track road with no passing places
- Whilst NYCC Highways proposed provision of one passing place, this is inadequate for the 875 metres of the lane from Longwoods to the perimeter of Nawton village.
- There are existing traffic problems in High Street whereby residents parking reduces this road to single carriageway
- Significant flooding of Highfield Lane already occurs in the vicinity of Longwoods

#### **The Granary, High Street**

An objection has been received from the occupiers of The Granary, High Street located within the village of Nawton. Their full letter can be viewed on the Council's website, but in summary, the objection states:

- Concerns regarding the number of additional vehicles travelling up High Street
- This development will add to congestion along the High Street

### Plumpton Park, High Street

An objection has been received from the occupiers of Plumpton Park, High Street located within the village of Nawton. Their full letter can be viewed on the Council' website, but in summary, the objection states:

- Highfield Lane provides an important amenity and recreational route for the people of Nawton and Beadlam
- The sizeable developments at the stables up Highfield Lane increased traffic, requiring vehicles to use the verge to pass making it extremely muddy and difficult for walkers to try to get off the road to avoid vehicles
- Congestion and dangerous visibility along High Street
- If the Longwood farm shop is intended for wider public use it will have additional impact on the lane and the village's streets
- If more tourist accommodation is required in Nawton, it would seem more appropriate for it to be concentrated in Gale Lane.

### 3 East View, High Street

An objection has been received from the occupiers of 3 East View, High Street located within the village of Nawton. Their full letter can be viewed on the Council' website, but in summary, the objection states:

- Nawton cannot support a sixth campsite
- An increase in traffic will add to concerns regarding road safety of the children
- Holiday makers will not simply stay on site and will regularly leave and come back and the application for a farm shop will see a considerable increase in moving traffic and larger vehicles
- Noise impacts

### Byre Cottage, School Lane

An objection has been received from the occupiers of Byre Cottage, School Lane located within the village of Nawton. Their full letter can be viewed on the Council' website, but in summary, the objection states:

- The road to this area is small and presently quiet, country lane and is entirely unsuitable for increased traffic
- The proposition seems surprising given existing farm shops and camping nearby

### **Response to the Parish Council and third party comments**

The issues regarding highway safety have been addressed by the Local Highway Authority. Highfield Lane is not a through road. In general, there is with good forward visibility when driving along the lane. The addition of 1 passing place along Highfield Lane and the initial section of driveway providing a passing place (beyond the mature trees at the front) is considered to improve the movement of vehicles to and from the site. In terms of the shop on the site, a condition will be attached to the Decision Notice if permission is granted to agree the range of goods that can be sold from the shop. Whilst it is acknowledged that there are existing tourist facilities within the Parishes of Nawton and Beadlam, the scale of the proposed tourist site is relatively modest, with 14 relatively small holiday cabins proposed. The site is located to the north of a Service Village, Nawton Beadlam that is regarded as a sustainable settlement. There are facilities relatively nearby, such as a bus link along the A170 to the Market

Towns of Helmsley, Kirkbymoorside and Pickering. The site is also well located for accessing the North Yorkshire Moors. It is considered that the location for this development is acceptable.

### **Other matters**

The Environmental Health Officer has advised that an informative is attached to the decision notice if planning permission is granted indicating that the applicant needs to contact the Housing Services Department for a site license.

### **Conclusion**

In light of the above, the proposal is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP8, SP13, SP16, SP17, SP18, SP19, SP20 and SP21 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

### **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            Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, 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.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3            Prior to the commencement of the development hereby permitted, details of proposed planting shall be submitted to the Local Planning Authority for approval in writing. The submitted scheme shall consist of locally native species only specified in a planting schedule providing details of species, planting sizes and numbers of each species. The approved scheme shall be implemented within the first available planting season (Nov - March) following completion of the development. In the event of any plant material dying, or become seriously diseased or damaged within a 5 year period following planting, it shall be replaced with similar species to a specification that shall be first agreed in writing with the Local Planning Authority unless the Local Planning authority give written consent to any variation.

Reason: To ensure that the development is properly integrated into its rural in accordance with Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 4            The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 5 The accommodation hereby permitted shall be available for commercial let for at least 140 days a year and no let must exceed a total of 31 days in any one calendar year.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 6 The owners/operators of the accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request. The register shall include full details of the following:

- o the main address(es) of all the occupiers of the accommodation hereby permitted
- o the start date of every one of the letting/occupation of all the occupiers of the accommodation hereby permitted
- o supporting evidence of the main address(es) of all the occupiers of the accommodation hereby permitted

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 7 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 until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

a. The details of the access driveway shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority

b. The access driveway shall be shall be widened to a minimum width of 4.5 metres over a minimum distance of 8 metres, plus 1:3 tapers along the initial section beyond the mature trees, in accordance with the details that shall have been submitted and approved under (a) above.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 8 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, 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 1 no. vehicle passing place along Highfield Lane at a location as generally shown on the attached plan and in accordance with the dimensions and specification of the highway authority as shown on Drawing Number dev4959/2/spec (attached).



(iii) 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.

- 9 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 number (2) above:

Provision of a passing place as described in the condition

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.

- 10 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number 3350/02 for parking spaces, turning areas and access shall be kept available for their intended purposes 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.

- 11 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

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

Site Location Plan - 1:2500 - Drawing No 3350/05.

Indicative Site Layout - Drawing No 3350/02.

Cabin Types and Indicative Services Layout - Drawing No 3350/03A.

Proposed and Existing Barns Plans and Elevations - Drawing No 3350/04.

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

**Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties