

Item Number: 13
Application No: 17/00507/FUL
Parish: Aislaby, Middleton & Wrelton Parish
Appn. Type: Full Application
Applicant: Mr & Mrs E Watson
Proposal: Erection of 12no. hot tub gazebos, siting of 2no. metal containers forming a biomass boiler and fuel store, siting of a two bedroom holiday lodge (cabin 10) to replace an existing caravan and siting of an additional two bedroom holiday lodge (cabin 9) - retrospective application
Location: Rocklands Cawthome Lane Wrelton Pickering North Yorkshire YO18 8HE

Registration Date:
8/13 Wk Expiry Date: 28 June 2017
Overall Expiry Date: 7 June 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No comments to make

Neighbour responses: Mr & Mrs Clark,

SITE:

Rocklands Lodges is an established holiday complex located approximately 2 miles to the north of village of Wrelton. The site is also located within a locally designated Area of High Landscape Value.

PROPOSAL:

The application is retrospective. The proposal in question requires planning permission and the application was submitted following an enforcement enquiry. The proposal includes the erection of 12no. hot tub gazebos, siting of 2no. metal containers forming a biomass boiler and fuel store, siting of a two bedroom holiday lodge (cabin 10) to replace an existing caravan and siting of an additional two bedroom holiday lodge (cabin 9)

All of the above are already on the site. However, they were carried out at separate times. A planning statement has been submitted with the application and this is appended for members information.

HISTORY:

02/00225/FUL - Erection of six log cabins with associated parking and installation of sewage treatment plant - Approval

03/00963/FUL - Erection of holiday lodge with twelve self-catering rooms incorporating garage of existing dwelling and associated parking - Refused

04/00923/FUL - Erection of six log cabins with associated parking and installation of sewage treatment plant (revised details to approval 02/00225/FUL dated 05.06.2002) - Approved

07/00137/FUL - Erection of six log cabins forming twelve holiday letting units together with erection of information cabin and grill house, associated parking and installation of sewage treatment plant (part retrospective application - revised details to approval 04/00923/FUL dated 28/09/04) - Approval

08/01023/FUL - Erection of two log cabins with associated parking. - Approval

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP8 Tourism
Policy SP12 Landscapes
Policy SP16 Design
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 7. Requiring good design
Chapter 12. Conserving and enhancing the historic environment

APPRAISAL:

The main considerations to be taken into account are:

- i) Principle of development
- ii) Landscape impact
- iii) Design
- iv) Neighbouring Impact

i) 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 site currently provides 12 units of tourist accommodation which included a mixture of fixed and movable buildings. The site also contains general amenity facilities including a shop and reception, as well as an opened grassed area located in the centre of the site. Planning permission has already been granted for 8no of the existing cabins and an existing caravan. The proposal seeks permission for the re-siting and replacement of a cabin (No10) and the addition of a new cabin (No9). The timber gazebos are also included, which cover the 12no of hot tubs on site adjacent to each cabin. The application also includes the erection of a new biomass boiler together with fuel store.

The Local Planning Authority has a requirement to ensure any new development is sustainable. The application proposals are linked to a well established tourism business. Policy SP8 (Tourism) of the Ryedale Local Plan Strategy states that, if appropriate, the expansion of existing holiday cottages or similar sites should be promoted.

In this instance the additional development is located within the boundaries of the existing site and the principle of the proposed development is therefore considered to be acceptable on its planning merits.

ii) Landscape impact

Policy SP 13 (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 located north of Wrelton with access provided via Cawthome Lane. The application site, along with Crook Farm are the only developments in the immediate locality. However, Rockland Lodges has a heavily tree lined boundary treatment. Very little of the site is visible from the public realm. The north side of the site has a 2 metre high boarded fence which runs along the boundary. The fence was erected by the occupiers of the neighbouring dwelling. However, the solid nature of the fence provides screening and helps protect the amenity and safety of the occupants and therefore is considered suitable.

The site is located within an Area of High Landscape Value and special regard is required to be given to any development within this local designated area. Policy SP 13 of the Ryedale Local Plan states that these areas help to reinforce landscape quality and local character. It is considered that the nature of the development is in keeping with the area and is located well within the established buildings of the existing site.

Therefore it is considered that the proposal does not give a material additional adverse effect upon the Fringe of the Moors Area of High Landscape Value

iii Design

The 2 no cabins included in the application are the same design and scale, which are the same as the existing cabins on site. These timber cabins are a typical design for a holiday facility of this nature. The cabins measure 12.3m in length by 5m in width, with an eaves height of 3.1m and a ridge height of 4m. They include a small covered patio area.

All of the cabins have gazebo covers, which are sited above all of the hot tubs to provide shelter and protection. 9 of the covers are identical in design and scale. They consist of a free standing timber frame and a small pitched roof, which measures 3.3m in height by 2.7m in width. Cover number 7 is a lean to design, attached to the gazebo. It is considered that the covers are well integrated with the cabins and are a design of structure often found on holiday sites.

The boiler and fuel store is surrounded by a 2.5m fence and positioned in the north west corner of the site.

It is considered that there are no objections to the proposed development in terms of the design approach. Take in this instance.

iv) Neighbouring Impact

Crook Farm is the nearest neighbouring dwelling located north west of the site, approximately 60m away. The occupants have lodged an objection to the proposal for the following reasons:

- The site is not screened well from the north.

From public vantage points the site is adequately well screened. From the north, the fence is visible but this also screens most of the site. Screening is not considered to be an issue sufficient to warrant refusal of the application.

- Position of Cabin 10 creates an adverse impact to the neighbouring occupier.

It is considered that cabin 10, which was previously a caravan, is repositioned in a more suitable location. The openings, patio area and hot tub are all now located facing the south, decreasing the risk of adverse impact.

- *Cabin 8 requires planning permission*

Cabin 8 was granted planning permission on 09/01/2009, application number 08/01023/FUL

- *The access to the biomass and fuel store uses neighbouring access*

This matter is considered to be a civil dispute, and is not directly relevant to its planning merits.

- *The hot tubs require planning permission*

The hot tubs included do not require planning permission. They are not fixed structures and are therefore not regarded as "development" within the meaning of development set out in The Planning Act.

It is also considered that many provisions have been taken to prevent adverse impact on the neighbouring dwelling. This includes the positioning of the cabins, the insulation in the walls of the gazebo covers and the boundary treatments. The Councils Environmental Health officer has confirmed that no complaints had been lodged against Rockland Lodges and would therefore not have any comments to make in respect of this application

It is therefore considered in terms of being overbearing in presence or loss of privacy, the proposal complies with Policy SP20 if the Ryedale Plan - Local Plan Strategy.

Wreton Parish Council has responded to the application with no objections to make.

RECOMMENDATION: Approval

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

Proposed Plans - Drawing No: D4060036/07, D4060036/08, D4060036/09, D4060036/10 and D4060036/11

Site Layout Plan - Drawing No: D4060036/01 Rev C

Site Location Plan - Date Stamped 03/05/17

Design and Access Statement

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