

# **RYEDALE DISTRICT COUNCIL**

## **TOWN & COUNTRY PLANNING ACT 1990**

### **FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**

**RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:**

**Application No:** 14/01344/FUL

**Proposal:** Change of use of land to include reinstatement of a section of railway track on the old track bed/embankment with siting of 3 no. converted railway carriages on the reinstated track with each forming two bedroom holiday accommodation together with erection of 1 no. two bedroom holiday lodge and 1 no. two bedroom lodge for site managers accommodation, alteration to existing vehicular access and formation of site gravelled track and parking areas with retention of existing caravan until one lodge is ready for occupancy.

**at:** Land Adj Keldholme Motorcare Keldholme York

**for:** Mr & Mrs J Farrow

**Decision Date:** 6 February 2015

#### **REASON(S)**

- 01 The proposed holiday accommodation by virtue of its siting, scale and design is considered to have a material adverse effect upon the character and appearance of the wider open countryside, defined by the Ryedale Local Plan. The proposal is therefore contrary to Policy SP8 (Tourism), Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.
- 02 In the absence of a bona-fide Holiday Accommodation Business there is no land use requirement for a dwelling within the open countryside. The proposed creation of a dwelling and the retention of the existing touring caravan are therefore contrary to Policy SP1 (General Location of Development and Settlement Hierarchy), SP2 (delivery and Distribution of New Housing) and SP21 (Occupancy Restrictions) of the Ryedale Plan - Local Plan Strategy and contrary to the aims of the National Planning Policy Framework.

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- 03 The proposed formalisation of the existing access, by which vehicles associated with the proposal, would leave and rejoin the county highway is unsatisfactory. The required visibility of 2.4 metres x 215 metres cannot be achieved at the junction in an easterly direction. The intensification of the use of the existing access is considered unacceptable in terms of highway safety. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.
- 04 The proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicles are at high speed, thus causing interference with the free flow of traffic and consequent danger to highway users. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.



HEAD OF PLANNING & HOUSING

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