

Item Number: 9
Application No: 17/00567/FUL
Parish: Wombledon Parish Council
Appn. Type: Full Application
Applicant: Herbert Pension Fund
Proposal: Erection of 6no. three bedroom holiday lodges and 3no. two bedroom holiday lodges with associated driveway, parking, landscaping and formation of vehicular access
Location: Land Off Moorfields Lane Wombledon Kirkbymoorside
Registration Date: 22 May 2017
8/13 Wk Expiry Date: 17 July 2017
Overall Expiry Date: 1 July 2017
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Caravan (Housing) Countryside Officer No objection in principle
Yorkshire Water Land Use Planning Parish Council
Highways North Yorkshire Recommend conditions

Neighbour responses: Mrs Rowena Robinson, Mr & Mrs RS Ham, Mr James Wiloughby, Mr Don Crabtree, Mrs Tracey Wheldon, Miss Anna Foster, Mr Jack Woodhead, Mr & Mrs Mercer, Mr & Mrs David & Brenda Willoughby, Mr Charlie Woodhead, Mr Tom Vertigans, Mr And Mrs W Foster, Mr Josh Weaver, Mr Adam Willoughby, Mr & Mrs RS Ham,

SITE:

The application site is located 1.2 kilometres to the south west of the village of Wombledon and is proposed to be accessed locally off Moorfields Lane. Moorfields Lane also is the access point to the airfield , an existing tourist site known as Wombledon Caravan Park and an exiting dwelling known as The Bungalow is situated opposite the site entrance.

The application site forms part of a larger parcel of agricultural land which is bounded by Common Lane and Moorfields Lane . Wombledon Grange is located to the west of the site and a further parcel of land owned by the applicant is situated to the south of the site . The red line is slightly irregular in shape and measures approximately 45 metres in depth and 435 metres in length at its longest point . The site has an area of approximately 1 hectare and The outer periphery is well screened by established hedgerows. Some additional tree planting has already taken place along the site's inner boundaries and additional planting is proposed on the northern boundary of the red line.

The site and surrounding area are located within the fringe of The Moors Area of High Landscape Value

PROPOSAL:

The application is for the erection of 6 Number 3 bedroom holiday lodges, 3 Number 2 bedroom holiday lodges with driveway, parking, landscaping and formation of vehicular access . Plans showing the location of the site, the site layout, the details of the lodges and the timber clad bin store are

appended to this report for Members information.

The Type A (2 bed lodges) measure 12.3 metres by 6.3 metres with an apex height of 4.9 metres. The Type B (3 bed lodges) measure 14.5 metres by 6.5 metres with a 5 metre apex height. All of the lodges are proposed to have cedar weather boarded walls with a light weight grey coloured clad roof. All doors and windows are proposed to be grey coloured aluminium.

The application is accompanied by a Design and Access Statement which sets out the applicant's rationale in support of the application together with a detailed tree and hedgerow planting document and an ecological appraisal. All three documents are appended for Members information.

HISTORY:

There is no planning history that is directly relevant to the application site or the consideration of the current application

POLICY:

National Planning Policy Framework (2012) Particular reference is made in the applications DAS to paragraphs 14, 17, 19, 28, 56, 186 and 187. Officers are of opinion that these sections of the NPPF are relevant considerations to take into account in the determination of the application

Local Policy

Ryedale Plan Local Plan Strategy Adopted September 2013.

Policy SP8 Tourism
Policy SP13 Landscapes
Policy SP16 Design
Policy SP19 Sustainable Development
Policy SP20 Generic Development Management Issues
Policy SP21 Occupancy Restrictions

APPRAISAL:

The following matters are considered to be relevant to the consideration of this application:

Principle of development
Landscape impact
Traffic/Highway considerations
Ecological impacts
Other matters

Principle of development

The site is located in open countryside and within a local designated area of High Landscape Value is identified in the Local Plan Strategy. Policy SP8 however permits tourism related uses in principle in such locations where the nature and scale of the development proposed is considered to be capable of being accommodated without significant detriment to the character of the locality. Policy SP8 also acknowledges the potential benefits that well designed tourism facilities can make to the economic well being of the area. In this instance the proposed facility is relatively modest in scale. It does however, in the opinion of officers, seek to promote a proposal which has limited impact on the character of the locality whilst at the same time brings benefits to the locality in term software additional spend and improvements to existing infrastructure - which is discussed later in this report. There is considered to be no objection in principle to the application proposed.

Landscape impact

As mentioned earlier the site is located with an AHLV. Policy SP 13 seeks to ensure that the character of locally designated landscapes is retained and that careful consideration is given to development in such locations. This site is well screened by well established hedgerows and a significant amount of additional tree planting has already taken place on the sites outer boundaries. The application site is located towards the southern edge of the parcel of land in question . Locally the land slopes gentle from north to south from the junction of Moorfields Lane and Common Lane and this assist with the screening of the proposed lodges from most public vantage points. The existing hedgerows area complete and vary between 2 and 3 metres in height resulting in an effective screen for the proposed lodges. Additional planting is proposed by the applicants within the site. As proposed the development is considered to have little visual impact on the surrounding area of open countryside and as a result there is little impact on the area of High Landscape Value. The proposal is therefore considered to comply with Policy SP13 Landscapes.

Traffic/Highway Safety Issues

The application has been considered by officers at NYCC Highways who note the location of the application site in close proximity to a relatively large, well established caravan and lodge park off Moorfields Lane. The site is however located in open countryside and the NPPF encourages sustainable development. Highways officers are therefore of the opinion that the development should look as far as is possible to encourage a range of modes of transport. Public transport links in the form of a bus link is available at Wombleton but this is a little over 1.2 km away. Moorfields Lane and Common Lane have limited carriageway widths - Moorfields Lane is typically 4 metres wide and Common Lane varied between 5.5 metres and 4.6 metres.

Conditions are therefore recommended to require 2 placing spaces on the local highway network - 1 on Moorfields Lane and 1 on Common Lane between the pumping station and the position of the 30mph signs on the approach to the village. A Travel Plan is also recommended to promote the use of alternative modes of transport.

Subject to conditions however NYCC raise no objection on highway safety/ traffic grounds

Ecological Impacts

The Council's Countryside management officer has no objection to the application. The existing site is low value pasture and the provision of the new planting as part of this application has the potential for increasing the biodiversity value of the site in the long term.

There is estimated to be a low to negligible impact on Bats and breeding birds as no existing vegetation is to be removed and the design includes measures to reduce light pollution onto the existing trees and shrubs where bats may forage. I therefore recommend that the following condition be included in any permission granted:-

Condition- Existing and proposed landscaping

The proposed planting of new trees, hedges and shrubs on drawing No. W.WG.1.5 rev A, and accompanying specification, shall be implemented within the first available planting season (March-November) following completion of the development. In the event of any plant material dying or become seriously diseased or damaged within a 5 year period of 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.

Other Matters

The Councils Housing Manager has no objection in principle. The site will require a licence if planning permission is granted.

Third Party Responses

There have been xx third Party Responses objecting to the application and in addition three responses in support. All of the responses can be viewed on the Council's website.

However the responses raise a number of issues including:

In objection

Loss of a greenfield site/ Site not part of former airfield
Landscape impact/site located on high ground
Vehicular access and traffic/highway safety issues
Amenity impacts of new tree planting
Possible Light Pollution
Additional litter
Possible adverse wildlife impacts
Possible additional security issues
Market Saturation/ Too many similar holiday sites in the locality
Monitoring of occupancy conditions difficult

In support

This is a great place for holiday accommodation
The development will bring economic benefits and additional revenue to the locality and will help local businesses in particular

Most of the issue raised have already been addressed in this report above . However the applicants DAS does confirm that low level lighting is proposed for the development and if approved a condition is recommended to ensure that light pollution does not occur. There is nothing to suggest that this small scale development will give rise to additional litter or security issues and it is not possible to refuse the application on competition or 'market saturation ' grounds. The monitoring of holiday occupancy conditions is accepted as normal practice and the applicant has confirmed that they are content with the limitations required by Policy SP21 of the Local Plan Strategy.

It is also of note that this relatively modest proposal brings a requirement for localised improvements in Moorfields Lane and Common Lane which will be considered to be a significant benefit to all existing users of that part of the network as well as the proposed development.

There has been no formal response from Wombledon Parish Council . However it is understood that the application was considered at the Parish Meeting held on 2017 and that No Objection was raised to the application . Formal confirmation of this response is being sought by officers and will be reported to Members.

In conclusion the proposal is considered to satisfy the Councils adopted Local Plan and satisfy the guidance contained in the NPPF.

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 Before the development hereby permitted is commenced, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance.

3 The proposed planting of new trees, hedges and shrubs on drawing No. W.WG.1.5 rev A, and accompanying specification, shall be implemented within the first available planting season (March-November) following completion of the development. In the event of any plant material dying or become seriously diseased or damaged within a 5 year period of 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.

4 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90 metres measured along both channel lines of the major road Moorfields Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 and in the interests of road safety.

5 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 required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

a. Provision of 2 no. vehicular passing places, one on Moorfields Lane approximately halfway between the site access and junction with Common Lane and one on Common Lane approximately halfway between the pumping station and bend in the road where the 30mph local speed limit signs are placed. Each passing place to be constructed to provide an overall carriageway width of 5.5 metres, for a minimum distance of 10 metres, plus 1:3 end tapers, and constructed in accordance with the Specification of the highway authority and as shown on Drawing Number dev 4959/2/spec.

(ii) Not Used

(iii) A programme for the completion of the proposed works has been submitted.

Reason:- In accordance with Policy SP20 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

6 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 (2) above.

Provision of passing places as described in the condition

Reason:- In accordance with Policy SP20 and in the interests of the safety and convenience of highway users.

7 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on W-WG-1.5 - Rev. A for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy SP20 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.

- 8 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 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 9 Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- (i) the appointment of a travel co-ordinator
 - (ii) a partnership approach to influence travel behaviour
 - (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
 - (iv) provision of up-to-date details of public transport services
 - (v) continual appraisal of travel patterns and measures provided through the travel plan
 - (vi) improved safety for vulnerable road users
 - (vii) a reduction in all vehicle trips and mileage
 - (viii) a programme for the implementation of such measures and any proposed physical works
 - (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason:- In accordance with Policy SP20 and to establish measures to encourage more sustainable non-car modes of transport.

- 10 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.

- 11 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.

12 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:

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

13 Details of external lighting to be agreed

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

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

INFORMATIVE(S)

1 An explanation of terms used above is available from the Highway Authority.

2 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.