

Item Number: 9
Application No: 17/01231/MFUL
Parish: Heslerton Parish Council
Appn. Type: Full Application Major
Applicant: Mr John Schora
Proposal: Use of land to allow permanent siting of 55no. touring caravans (retrospective application).
Location: The Snooty Fox Scarborough Road East Heslerton Malton YO17 8EN

Registration Date: 11 October 2017
8/13 Wk Expiry Date: 10 January 2018
Overall Expiry Date: 25 December 2017
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Parish Council	Objections
Highways North Yorkshire	No objections
Highways England	No objections
Countryside Officer	Recommends conditions
Archaeology Section	Raised concerns 28.11.2017 - concerns addressed, no further comments
Caravan (Housing)	No objection, recommends informative
Vale Of Pickering Internal Drainage Boards	No objections

SITE:

The application site comprises land to the rear of The Snooty Fox. The site has raised bunding around its western, northern and eastern perimeter with some degree of planting on these bunded areas. The site is located within the Vale of Pickering Historic landscape character area. The Yorkshire Wolds Area of High Landscape Value, with its rising escarpment to the south of the application site. The Wolds Way National Trail runs along the escarpment.

Access to the site is from the A64 (T) to the south, via a large purpose made access. The Snooty Fox is an existing Public House.

PROPOSAL:

This application seeks to use the land in question for the siting of up to 55 touring caravans (retrospective).

HISTORY:

2003 - Planning permission granted for the variation of condition 02 of the 2000 permission regarding the 28 day occupancy.

2000: Planning permission granted for the siting of 15 touring caravans.

1990: Advertisement Consent granted for signage at The Snooty Fox.

1989: Planning permission granted for the erection of a single storey extension to provide extra seating capacity and toilets. 1989: Planning permission granted for the erection of a single storey extension to

form 10 units of holiday accommodation (revised details to 1988 permission).

1988: Planning permission granted for a single storey extension to form 10 units of holiday accommodation.

1988: Planning permission granted for the erection of a toilet block, kitchen extension and entrance lobby at The Snooty Fox. 1980: Advertisement Consent granted for signage at The Snooty Fox.

POLICY:

National Policy National Planning Policy Framework (NPPF) 2012

National Planning Policy Guidance (NPPG) 2014

Local Plan Strategy

Policy SP1 - General Pattern of development and settlement hierarchy

Policy SP8 - Tourism Policy

SP13 – Landscapes Policy

SP14 – Biodiversity Policy

SP17 - Managing Air Quality, Land & Water Resources Policy

SP19 – Presumption in favour of sustainable development Policy

SP20 – Generic Development Management Issues Policy

SP21 – Occupancy Restrictions

APPRAISAL:

The main considerations in relation to this application are:

1. The principle of the proposed development;
2. Its impact upon the character and appearance of the area;
3. The impact of the scheme upon the amenity of the adjoining occupiers;
4. Highway safety;
5. Landscaping;
6. occupancy restrictions; and
7. Drainage

This application has to be determined by Planning Committee as it is a ‘Major’ application. The application is retrospective and the development has already been carried out, although this is not a material consideration. At a recent site inspection by the Case Officer, it was noted that there were approximately 50 touring caravans located on the application site currently, although the majority of these were stored and not occupied.

The principle of the proposed development:

The site already has the benefit of planning permission for 10 holiday lodges (not fully implemented) and for 15 touring pitches. The site is associated with The Snooty Fox Public House. Policy SP8 supports the principle of extending such sites providing their impact upon the character and appearance of the area is not significant.

Its impact upon the character and appearance of the area:

The site is located within the Vale of Pickering landscape character area and are will be views of the site from the Yorkshire Wolds Area of High Landscape Value to the southern side. Policy SP13 of the Local Plan Strategy states:

‘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 including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure’

In particular regard to the two landscape character areas in question Policy SP13 states:

‘The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities. As well as protecting the distinctive elements of landscape character in each of these areas, there are particular visual sensitivities given their topography and resulting long distance skyline views within Ryedale and further afield.

The Vale of Pickering, the Wolds and the Fringe of the Moors are of significant historic landscape value and loss or degradation of the elements that are integral to their historic landscape character make these landscapes particularly sensitive to change.’

The site is relatively flat with a small slope to the north. The raised outer areas have some planting, however there are gaps and additional planting is required in order to assimilate the site into the landscape. Currently there are some views from the eastern and western sides of the caravans, the planting proposed will help to screen views of the site. As this application is retrospective it is considered necessary for this planting to take place within the current planting season, and an appropriately worded condition is recommended.

From the Wolds Way, along the northern escarpment, there are views of the site. However, the landscape from those viewpoints is large, the significance of the proposed development is very minor within that landscape. There is however planting proposed within the site that will help to break up the mass of the development. It is not considered that the proposed development would not have a significant impact upon the landscape character areas of the Vale of Pickering or the Yorkshire Wolds.

The impact of the scheme upon the amenity of the adjoining occupiers;

Policy SP20 of the Local Plan Strategy states:

‘New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence’

The only residential property within this cluster of development is occupied by the applicant who manages this site and the Snooty Fox. It is not considered that the proposed development is likely to have an adverse effect upon the amenity of nearby properties.

Highway safety;

The agent has submitted a Technical Note regarding the capacity of the existing junction onto the A64 along with technical assessment of highway safety issues. Highways England have confirmed that they

have no objection to the proposed development. The Highway Authority has no objection.

Landscaping:

A Landscaping Report has been submitted that has identified the areas on the perimeter and within the site where planting should be strengthened. The Council Countryside Management Officer considers this to be acceptable but suggests that species be included that support biodiversity. In view of the proposal being retrospective, it is considered that this planting is under taken in this planting season and the condition suggested by the Countryside Management Officer has been adapted accordingly. An informative is recommended regarding the Countryside Management Officers comments.

Occupancy Restrictions

The agent has stated that the applicant would like to operate the site seasonally from 1st March – 31st October, and be closed outside of these times. However the applicant would like to retain the touring caravans on the site for storage purposes.

Normally during the closed period touring caravans are removed from sites and stored elsewhere. The agent cites the proposed landscaping as justification for ensuring the impact upon the landscape will be reduced. In view of the condition to require the additional planting in this planting season, it is considered acceptable to allow the storage of up to 55 touring caravans on the site during the closed period.

It is also considered necessary to impose the occupancy restrictions mentioned in Policy SP21 relating to the holiday accommodation not being used as anyone main place of residence and the owner/operator maintaining an up to date list of occupiers along with their home addresses. The requirement to ensure the accommodation is available for commercial letting for at least 140 days a year is not considered to be necessary given the seasonally restricted condition.

Drainage

Foul water is drained by a septic and a soakaway. Surface water is drained by infiltration. The Parish Council has raised concern about the capacity of the foul drainage system. This has been raised with the agent. The agent has replied to state that there was a problem recently with a blockage which has now been cleared, and because the septic tank had not been emptied recently. It is understood these issues are resolved and the applicant does not envisage any further issues related to the foul treatment facilities.

The Internal Drainage Board has no objection to the proposal, the views of the Lead Local Flood Authority are awaited, and Members will be updated at the meeting.

Other issues

The County archaeologist has no objection to the scheme as any ground disturbance works have already taken place.

The Parish Council has raised two concerns relating to the lack of planting, and the adequacy of the on-site foul treatment facilities. Both of these issues have been addressed in the appraisal above.

The Council's Licensing Officer advises an informative is required to advise the applicant a Caravan Site is required.

In view of the above, the recommendation on this application is one of approval.

RECOMMENDATION: **Approval**

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

site location plan
layout plan
site plan rev A 05 06 17

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

- 2 The touring pitches hereby approved shall only be occupied on the following basis:

- The accommodation is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and
- Occupation shall only take place between 1st March and 31st October
- The owners/operators 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

Reason: In order to comply with occupancy restrictions contained within Policy SP21 of the Local Plan Strategy.

- 3 Unless otherwise agreed in writing by the Local Planning Authority the planting proposed on the Proposed Supplementary Screen Planting prepared by JK Arboriculture shall be undertaken before 31st March 2018.

Reason: In order to assist with the assimilation of the scheme into the surrounding landscape and to comply with Policy SP13 and SP20 of the Local Plan Strategy.

- 4 There shall be no more than 55 touring caravans on the site at any one time.

Reason: For the avoidance of doubt and to protect the character and appearance of the area and in the interests of highway safety, and to satisfy Policy SP20 of the Local Plan Strategy.

INFORMATIVE(S)

- 1 The applicant/operator is advised that a Site Licence is required from the Council's Housing Department.
- 2 The applicant/operator is advised that the landscaping scheme should in addition include species such as Guelder Rose, Privet and Blackthorn, to support Biodiversity.