

Item Number: 8
Application No: 17/01369/MFUL
Parish: Buttercrambe With Bossall Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr Christian Van Outersterp
Proposal: Change of use of land to form woodland fairy trail with erection of single storey building for use as reception, cafe, toilets, kitchen, storage and fairy museum/story telling area, formation of car parking, improvements to tracks and paths, formation of pedestrian footpaths with focal point structures and installation of foul drainage reed bed system
Location: Land At Stamford Bridge Road Sand Hutton Malton
Registration Date: 21 November 2017
8/13 Wk Expiry Date: 20 February 2018
Overall Expiry Date: 28 December 2017
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Environmental Health Officer	No objection
Countryside Officer	No objection, condition recommended
Parish Council	No response received
Highways North Yorkshire	Recommend Condition
Neighbour responses:	No responses received

POLICIES:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP8 Tourism
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

SITE:

The application site comprises mainly a mature commercial woodland area located circa 1.6km to the south of Sand Hutton and circa 2.1km to the western side of Buttercrambe, within the Parish of Buttercrambe and Bossall. The application site adjoins Jolly Days Glamping site and will share the existing access onto the C177 leading between Buttercrambe and the A166.

The area of the application site is approximately 15.8 hectares.

PROPOSAL:

This application seeks permission for the change of use of land to form woodland fairy trail with erection of single storey building for use as reception, cafe, toilets, kitchen, storage and fairy museum/story telling area, formation of car parking, improvements to tracks and paths, formation of pedestrian footpaths with focal point structures and installation of foul drainage reed bed system.

The proposed use will be a woodland fairy trail, adjoining the area of land used by Jollydays Glamping Site, in an area of existing commercial woodland which would operate on a year round basis. The proposal will incorporate a network of footpaths, with a proposed total of 2.4km of paths, of these; 1.2km new and 1.2km existing. These will be interspersed with focal points around the subject of fairy woodland creatures, as indicated within the submitted plans.

Access to the site will be gained through the existing access serving Jollydays Glamping, along the Stamford Bridge – Buttercrambe road. The car parking within an existing glade would provide 60 spaces, accessed via a new track diverging from the main access at the start of the wooded area.

As noted, a single storey building will be required to facilitate a reception, café and toilets for visitors, this will be completed in wood and black corrugated sheeting, with a black rubber EPDM roof and is situated within the site, surrounded by tree cover. A young child's play area will be located in close proximity to the single storey building.

The application also incorporates a foul drainage reed bed system, located c75m to the north of the proposed single storey building. Electricity for the café will be provided via solar panels on the southern roof slope of the proposed building.

HISTORY:

The following application is considered relevant to the current proposal:

08/00824/MFUL: Change of use of area of commercial woodland for siting of 30 no. units of tent accommodation and 4 no. additional tents providing ancillary facilities with associated parking and alterations to vehicular access. Approved

APPRAISAL:

The main considerations within the determination of this application are:

- i. The principle of development
- ii. Character and Form
- iii. Impact upon Amenity
- iv. Impact upon Trees and Ecology
- v. Impact upon Access and Highway Safety
- vi. Other matters, including consultation responses.

i. The Principle of Development

The NPPF supports local planning policies that will support sustainable rural tourism and leisure developments that benefit 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 *"sustainable tourism will be achieved by supporting:*

- *The business plans and operation requirements of existing tourist and visitor attractions*
- *Cultural and creative businesses in Ryedale inspired by Ryedale's unique environment.*

And by maximising the opportunities to develop further tourism, outdoor education, and recreation using the District's natural, cultural and historic assets as an economic driver, including the potential provided by:

- *Biodiversity and the development of nature tourism.*

New tourist attractions will be supported where they do not undermine the character of the area of prejudice the quality of the natural or built environment. Attractions what will attract large numbers or visitors should be accessible by a choice of means of transport."

The proposed trail is located deep within Buttercrambe Moor Wood and would not be visible from outside the application site. As noted the application site directly adjoins Jollydays glamping site, with which it would share an entrance.

The agent has provided a comprehensive Design and Access Statement which gives an overview of the proposed development. This notes; "The development is modest in scale, structures occupy 252 square metres and car parking is for 60 cars, both within the existing woodland glades to minimise tree disturbance, allowing for a mix of day visitors and guests from the glamping site. The trail celebrates Yorkshire fairies and will have a real sense of place, the mythology and folklore are unique to Ryedale.

The woodland setting means the trail will be off grid and minimal electricity will be used, this will be generated by renewable methods with solar panels on the south fencing section of the shed. As with the existing glamping site all effluent will be dealt with on site with the construction of a reed bed system.

The nature of the trail is essentially a long and winding woodland walk and the rustic setting is maintained by stones paths, which are wide enough for wheelchair users. Visitors not wishing to tackle the long walks can still experience the woodland location and enjoy the fairy museum and cafe which area located close to the vehicle track. There will be disabled parking close to the amenities

The applicant's supporting statement confirms that they have been invited to make a submission for a grant to the Rural Development Programme England (RDPE) Growth Programme in relation to this proposed scheme.

It is considered that this proposed use is in accordance with national and local policy in particular Policy SP8, the proposal will incorporate low key alterations which remain sensitive to the woodland location and will capitalise upon the woodland area for outdoor education and tourism. The wider site incorporates an existing tourism use and access is already available off the local highway. Access will be further discussed in Section 5.

ii. Character and Form

This application will incorporate the erection of a 'L' shaped building to form a café, toilets, ticketing area and fairy museum/storytelling area. This will incorporate a pitched roof design, with a maximum height of c3.3m and a footprint of c252 square metres on a slightly larger veranda.

It is considered that this is a building of a modest scale that will assimilate well within the woodland location given the appropriate form and materials. Furthermore, given the location of the building

within the site, no views would be realised from outside of the fairy trail.

The supporting statement notes that minimal tree felling would be required, as gaps and glades existing to facilitate the building and car parking. It notes that those trees lost would *“be primarily those timber crops at maturity ready for harvest, or due to be removed as part of the estates normal silvicultural thinning operations. Replanting with native species would then occur.”* It further notes *“A continuous woodland canopy (with existing glades) is fundamental to the experience.*

The installation of the new paths and formalisation of the car park area would be undertaken through the installation of permeable stone on permeable matting. It is considered that this could be undertaken without harm to the character and form of the woodland area. A cross sectional drawing has been provided to indicate the proposed formation of the new accesses.

Indicative information has been supported within the Design and Access Statement to illustrate the types of structures around the fairy trail. These appear fitting within the woodland environment. It is therefore considered that the proposal satisfies the requirements of Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy. The proposed development will not significantly or harmfully alter the character of the proposed woodland area.

iii. Impact upon Amenity

It is not considered that there would be any harm to amenity by virtue of this proposed use, given the distance from other residential properties and businesses.

The lighting proposed would be in the form of warm white LED fairy lights and low pressure sodium lights within the trail which due to the silvant nature of the site, this low level lighting would not be visible from outside the trail. Within the submitted woodland and biodiversity management plan it is noted that only limited external lighting will be utilised. A condition is recommended to require details of any further external lighting, should it be required.

This proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Impact upon Trees and Ecology

Policy SP13 of the Ryedale Plan - Local Plan Strategy notes 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 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)
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure.

The wooded area is not a specifically protected woodland and no trees are subject to tree preservation orders. It is noted that this is a commercial woodland rather than a historic woodland. Nonetheless, the application site incorporates a verdant, silvan, undeveloped character.

A Woodland and Biodiversity Management Plan has been submitted for the proposed use, indicating the existing woodland compartments and long term objectives within the site including tree thinning, management of veteran trees, new trees, management of invasive species, regeneration.

Further detail is provided on measures to protect and enhance biodiversity.

The Council's Countryside Specialist has been consulted in respect of the proposal and he has confirmed no objection to the proposal. The following consultation response was provided.

"The proposed development is designed to have a very low impact on the existing ecology of the wood and indeed many of the proposals would enhance the wildlife interest of the site. The wood is of secondary origin and would benefit from the light thinning/group felling and replanting with broadleaved species proposed. The building and car park are situated in existing glades to limit the number of trees to be removed to a negligible level."

A condition was recommended by the Countryside Specialist in relation to the enhancements and methods proposed.

This application is therefore considered to be in accordance with Policy SP13 Landscapes and SP14 Biodiversity of the Ryedale Plan - Local Plan Strategy.

v) Impact upon Access and Highway Safety

As noted, access to the site will be through the existing access serving Jollydays Glamping, along the Stamford Bridge – Buttercrambe road. The car parking would be provided through a new track diverging from the main route at the start of the wooded area, within an existing glade.

The Highway Authority noted within their original consultation response dated 22nd December 2017 concerns that given the likely increase in traffic, an appropriate passing place should be made available along the main route from the public highway, and be clearly visible to vehicle drivers once they have turned off the highway into the woodland.

The applicant responded to this with a revised plan incorporating a passing place to the Highway Officer's specifications and a revised highway response was received confirming no objection to the proposal on the 24th January 2018.

It was suggested within this response that additional passing places could be beneficial within the wood itself on the vehicle access tracks, however this was not a formal requirement and the Highways Officer was satisfied with the scheme. The applicant confirmed with the Case Officer in an email dated 31st January 2018 that the vehicular access to the car park in the woods is 6m width so no passing places should be needed and it is also only approximately 150m length from entering the woodland to the car park.

It is noted that in relation to car parking that consideration has been given to the 'marking out' of the parking spaces. Marking out of spaces would aid in ensuring that the noted 60 spaces could be more likely to be achieved, as having no markings would generally see users use more space and consequently lower overall available levels, which will be important if the business flourishes.

The applicant confirmed in an email dated 31st January 2018 that *"the car park spaces will be demarcated with wooden posts, 4ft above ground level (with the tops marked in white), at the car park edge, to indicate where cars should park and arrange themselves."* This has been undertaken already within the parking area serving the glamping site and photographs will be available during the committee presentation. It is considered that this approach strikes an appropriate balance between organising the parking provision and being sensitive to the natural environment.

The installation of the new paths and access, together with the formalised new car park area would be undertaken through the installation of permeable stone on permeable matting. It is considered that this could be undertaken without harm to the character and form of the woodland area. Cross sectional plans have been received (Drawing no. NFT 07) to illustrate to depth, width and proposed

formation of the new access track to the proposed car park.

Therefore, subject to the recommended condition in relation to parking spaces, it is considered that, the proposal would not result in any harm to access or highway safety.

- vi. Other Matters, including consultation responses

No response have been received from the Parish Council in relation to this proposal.
No other letters of representation have been received.

In light of the above considerations, subject to the recommended condition in relation to parking and tree management, this proposal is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP8, SP13, SP14, SP16, SP17, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

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

Site Location Plan
Existing Site Plan (Drawing no. NFT01)
Proposed Site Plan (Drawing no. NFT-02 Rev A)
Proposed Floor Plan (Drawing no. NFT-03)
Proposed Elevations 1 (Drawing no. NFT-04)
Proposed Elevations 2 (Drawing no. NFT-05)
Proposed Floor Plan (Drawing no. NFT-06)
Car Park Sections (Drawing no. NFT 07)

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

- 3 Prior to the commencement of the development hereby permitted, precise details of any additional external lighting other than those referenced within the submitted Woodland and Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 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 NFT 02 Rev. A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: In accordance with 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.