

Item Number: 8
Application No: 17/01455/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Mrs Charlotte Lawson
Proposal: Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut, Dutch Barn and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking and the creation of a new access road from within Bogg Hall Farm for wedding traffic (retrospective application)
Location: Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE
Registration Date: 1 February 2018
8/13 Wk Expiry Date: 29 March 2018
Overall Expiry Date: 3 December 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Environmental Health Officer	Recommend Condition
Caravan (Housing)	No objection, subject to provision of wash facilities
Parish Council	Comments and concerns
Public Rights Of Way	Recommend informative
Highways North Yorkshire	Recommend conditions
Environmental Health Officer	Recommend noise assessment
Countryside Officer	No objection

Neighbour responses: Miss Anna Foster, Mr Chris Tinkler, Mr William Breakell, Mrs Kay Gardner, Mr Jason Ferdinando, Mr J Cook, Mr Will Harrison, Mr Phil Lee, A R & K Gardner, Mr Ian Davison, Ms Barbara Grolimund, Mr William Ward, Mr Damon Wright, Ms Claire Barker, Mr Graham Bulmer, Mr Michael Lawson, Dr Jody Lam, Miss Alexa Bingham, Mrs Ruth Breakell, Mr Andrew Gardner,

SITE:

The application site relates to Deepdale Farm. The site lies to the east of the village of Keldholme, north of the A170, accessed by vehicle from Village Street. The site falls within the Fringe of the Moors Area of High Landscape Value and the majority of the site is located within land designated as 'Wider Open Countryside.'

The Planning Statement notes that the farm incorporates 6 acres of owner occupied land associated with the farm and an additional 14 acres of rented land. The site was historically managed as a sheep enterprise however this ceased a number of years ago. The applicants own and manage a number of enterprises from the site, including a livery stables, holiday accommodation and mobile farrier business in addition to using the farm as a wedding venue during the summer months.

PROPOSAL:

The application seeks planning permission for the:

Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut, Dutch Barn and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking and the creation of a new access road from within Bogg Hall Farm for wedding traffic (retrospective application)

The description of the application was updated a number of times during the consideration of the application 17/01455/FUL to include the formation of the new access. The description was suitably re-advertised each time by neighbour letter, Parish Council Consultation and site notice in line with policy and to ensure the development was clear and transparent.

HISTORY:

The following planning history is considered the most relevant to the current application:

08/00765/FUL: Erection of a two storey extension to north west elevation and porch to north east elevation together with detached triple garage. Approved.

15/00758/SCR: EIA Screening request for Erection of 1 no. 225kw wind turbine with a hub height of 30m and blade diameter of 27m together with associated sub station. Determined

17/00379/FUL: Erection of a single storey extension to the South West of existing tack room to provide WC and shower facilities and to re-roof existing tack room with a timber decked roof terrace / viewing platform. Approved.

17/01430/CLEUD: Certificate of Lawfulness in respect of the building works for erection of 3no. agricultural buildings and a horse walker and formation of a manege were completed more than four years before the date of this application. Approved.

The following application is also currently pending consideration and will be considered by Member's of Planning Committee:

18/00023/FUL: Erection of a single storey extension to the South West of existing tack room to provide WC and shower facilities and to re roof existing tack room with a timber decked roof terrace / viewing platform (revised details to approval 17/00379/FUL dated 04.07.2017)

POLICIES:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
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

Introduction to the overall scheme

As noted above the description of the development presents a range of retrospective developments and uses at the site which are to be considered within this application. For clarity, a summary of the retrospective developments and changes of use is listed below.

Change of use to livery stables

The Planning Statement notes that since 2009, the site has been used as a small livery business, with 5 horses liveried and three horses owned by the applicants. The livery works on a 'do it yourself basis' and to facilitate the liveries a horse walker was moved onto site and a manege constructed. These

structures were regularised in the application referenced 17/01430/CLEUD. When the horses are in pasture during the summer season, Barns 2 and 3 are unused, as is the horsewalker.

The agent has confirmed in December 2018 that presently there are 12 horses on site, 4 belonging to Mrs Lawson the applicant, 8 associated with the livery and belonging to 5 different owners. It is not considered significant amounts of additional horses could be accommodated on site, due to the limited scale of Barns 2 and 3.

Change of use to wedding business (May to September only) including the temporary use of a field for camping/parking for wedding guests and erection of associated structures including timber BBQ hut and raised decking.

The Design and Access Statement indicates that the site was first used as a commercial wedding venue in 2016. The wedding venue provides DIY style accommodation for couples to decorate individually, to suit their number of guests.

Wedding receptions are held in Barns 2 and 3 and a raised decking area was created in 2015 to create more formal outside seating next to the barns. The horse walker is temporarily used as a photo booth during the summer season and the timber Kota/BBQ hut also provides additional seating.

Receptions are held from May to September, when the horses live outside during the summer months. After the receptions finish the barns are returned to livery use with stable partitions added to house the horses. The Planning Statement notes that the wedding couple normally come on a Friday with weddings held on Saturday. Guests organise the hire of furniture, mobile caterers, toilets and decorations, together with music and entertainment. The barns can hold a maximum of 200 guests, with an average number of 90 guests according to updated information submitted by the applicant in December 2018. No fireworks are allowed and the receptions are proposed to finish at 12.30am. A temporary event licence is obtained from the Council for each event and all restrictions are adhered to. There were 12 weddings in 2016, 15 in 2017, 15 in 2018 and 15 are booked for 2019 according to an update from the planning agent in December 2018.

The fields used for parking and camping is located to the west of the farmstead. The planning statement indicates that guests can either pitch their own tents or hire bell tents from a local company. A maximum of 13 bell tents are supplied which sleep up to four people in each. It is noted that on occasions motorhomes and caravans will also use the field for camping in association with the wedding. Provision of additional accommodation – including Chalet and Shepherd's Hut for wedding use and holiday use and siting of static caravan for working holiday use.

The additional structures include a chalet, shepherds cart and two bedroom static caravan. The two bedroom static caravan is used to house seasonal workers who help with the general maintenance of the farm and with the horses under a 'Workaway' cultural exchange scheme. The Planning Statement notes that "two people come for a month at a time to help with the horses and help around the farm, for example reinstalling the stables after the summer season and any repairs and maintenance required." The chalet and shepherd hut provide accommodation for the bride and groom to stay on site in more comfortable surroundings. The planning statement notes that this is an essential element for the wedding business and improves their clients offer. The statement continues to note that they also offer these units for holiday use during the winter months.

Provision of Dutch Barn

A Dutch Barn has been located at the eastern edge of the farmstead. It is an open sided pole barn used to store hay, straw and vehicles and has been positioned into the rising hillside. This incorporates a footprint of c17.7m x c12.5m, with a pitched roof design with a maximum height of c5.7m and an eaves height of c4m.

New Access

During the consideration of the proposal, concerns raised with the original single track access from Village Street were raised by the Town Council and occupiers of neighbouring properties. These will be explored in further detail below. The possibility for an additional access was explored and a revised scheme was submitted with a new access taken from the existing Bogg Hall Farm access onto Village Street to the application site. An accompanying statement was produced in relation to this new access by Andrew Moseley Associates. The proposed new access was designed to accommodate a coach and provide appropriate passing places. This has now been completed and is being used, this therefore was added into the description of the proposal as a retrospective operational development.

It has been confirmed that the applicants will agree to all livery, holiday and wedding traffic using the new access, to minimise impacts upon the nearby residential properties/holiday accommodation in close proximity to the original access.

Representations:

A significant number of letters of objection and support have been received in relation to this proposal, from when it was originally advertised and each subsequent revision to the description has received further letters of comment. Given the number of letters of support and objection, they will be summarised below. Members can access the detailed responses in full on the planning file, which is available online:

Support:

Thirteen individual letters of support have been received from people within Ryedale, Middlesborough and Switzerland. They have raised the following summarised points:

- Deepdale is an asset to the community and a fantastic venue for weddings, having diversified successfully and creatively. The challenges of traditional farming were noted and it was acknowledged that diversification had become ‘the norm.’
- The challenges of operating a livery business as a year round business were noted.
- Benefit of bringing tourists and visitors to Ryedale
- Deepdale supports local businesses, including wedding suppliers, accommodation providers and other businesses, adding significant value to the local economy
- Acknowledged the new entrance is trying to limit disturbance and overcome the issues with the previous access.
- The applicants are mature, responsible and will run the business in a professional manner.
- As a bride who used the venue, it was noted how good the experience at this venue was and it was confirmed on the night of their wedding, 12th August there were no fireworks, they had been advised this would not be acceptable due to the presence of horses. It was confirmed this party used a lot of local businesses including local B&Bs, Cropton Brewery, a hair salon and a local café.
- The site hosted a farming charity fund raising afternoon, with good access and the flexible on site facilities were noted.
- As a local salon owner, the venue was considered to be a good addition to the area, many brides follow from the salon to the farm shop after. Noted the nomination of the business in the Local Business Awards, which indicated the general positive reception of Deepdale.
- The farm activities bring significant amounts of incoming to Kirkbymoorside and surrounding area, as well as the possibility of increased employment opportunities in the future.
- The livery yard would also benefit other local businesses including Bata and Equine Outlets in Ryedale
- The Great Yorkshire Brewery support the proposal from their customers, they note the new entrance is allowing easier access for their driver already and this will be further improved.
- The marquee supplier has noted that having worked in thousands of venues around North Yorkshire, there are many sites with unsuitable accesses where nearby homes are affected by intense music and traffic. Deepdale is ‘out of the way’ to avoid noise disturbance and the site is

nearly all hardstanding, with events operated in an efficient manner.

Objection:

24 letters of objection, from 6 individuals representing 4 neighbouring properties have been received. The following issues of concern are summarised below and due to the volume of information have been broadly separated by subject area.

Access – Original

- The originally proposed unlit single track access was considered unacceptable, with the passing place identified as not fit for purpose. It was noted that the lane is frequently used for dog walkers and is not a thoroughfare. This could become a health and safety issue with the amount of traffic constantly using it. The single track lane is entirely unsuitable for a livery stable and wedding venue, with the entrance from Village Street very narrow and nowhere near highway specifications. Coaches cannot use this lane and often traffic travels at inappropriate speed down Village Street, which has no pedestrian footway
- Concerns were raised in relation to who will maintain this single track lane, given the volume and often heavy types of traffic
- A sign belonging to a neighbouring property had been damaged due to use of the single track lane.
- Temporary signs have been attached to highway signs and erected on posts on the A170 and Village Street. They have not been removed in a timely manner and may cause an obstruction and a dangerous distraction to road users.
- Concerns were raised over land ownership inaccuracies, easements and rights of access relating to the single track lane and the passing place along the lane was only allowed by goodwill.
- Loss of privacy in relation to use of single track lane, given potential for pedestrians was highlighted.

Access - Following revised proposal; where it is proposed that all wedding traffic would use a new access through Bogg Hall Farm:

- In relation to the submitted Highways supporting statement a representation noted that the venue is not limited to weekend use only as suggested, as the setup of events can occur on a weekday and weekend traffic can itself also be very busy. It also disagrees that guests are likely to share vehicles, noting that couples often arrive together or in motorhomes or caravans.
- Concern over continued use of existing access by considerable traffic including livery users, weddings guests and other people accessing site – despite introduction of new access.
- It was suggested the new access should formally serve all vehicles including livery users and holiday guests.
- How will use of new access be policed? Will details be given to all guests/suppliers to prevent inappropriate use of original access? The sole use of this new access should form part of the description which is misleading.
- Signage should be supplied with this application, will this be on the public highway? It may possibly require permission. Later representations noted the presence of temporary signs to indicate new access.
- The position of the proposed new passing places on the new access road, includes some on a stretch of track where headlights can directly shine onto Moorcroft, leading to disturbed sleep.
- During an event on the 26th May, some vehicles used the original access through Bogg Hall Farm, however others continued to use the existing access, waking the neighbour at 00:20am, with headlights.
- A letter of representation dated 9th July provided photographic examples of various vehicles including suppliers and guests continuing to use the original access on 9th June and 7th and 8th of July. The person making representation was awoken by conversations coming from farm track on 8th July and bright headlights. In this response it was noted that there were other examples of issues not photographed.

Disturbance

- Issues were highlighted surrounding the number of deliveries and trips necessary for the wedding venue to function, together with journeys of couples undertaking preparation work at the DIY venue. It was noted that disturbance is not solely limited to one day.
- The scale of the potential events is enormous, the events take place over several days with the website noting that customer can set upon a Thursday morning and remove equipment on Sunday, creating an ongoing sequence of setting up, happening and taking down of all associated goods.
- On the day of the event, significant volumes of traffic use the access, often driving back in the early hours of the morning. The venue is often unknown to visitors who have trouble locating it.
- Concerns were raised over information provided within the planning statement relating to 250 evening guests and that the website noted “The use of amplified music is permitted until 12.30am, however for an added fee music can go on per hour up until 2.00am.” (This has since been removed from website.)
- Concern as also raised in relation to no limits being put forward to days of use of holiday accommodation, wedding venue and livery and how this could impact upon the quiet, harmonious, rural hamlet of Keldholme. There is also no restriction on number of guests, cars or vehicles. The number of guests, delivery vehicles and other journeys associated with the livery is significant.
- Suppliers for these uses need access 7 days per week onto site, with a possible 5 hour window only with no access. The ongoing growth of the unregulated business can make this a 24/7 reality which can be available over the full 12 months.
- It is also noted that the single track lane is in close proximity to a bedroom window at Moorcroft. Disturbance from car head lights late at night has been highlighted.
- One objector operates a holiday cottage known as Southview abutting the lane and their guests have identified traffic issues, which is considered to be at odds with the peaceful location and potentially dangerous for dogs. The owner of the holiday cottage also noted that the operation of that business is their primary pre-retirement income and last year they received 2/3s of their usual income, the concerns raised by holiday makers were also noted, citing feeling unsafe in single track access lane and that the cottage was not in a quiet and relaxing location. In a further representation they noted two guests had gone home early.
- In addition to traffic, live music and fireworks create noise, often late into the early hours which is a blight on the surrounding area. How can this noise issue be policed?
- It is acknowledged that the consequences of the business which they are experiencing may be unintended by the applicant, however that the empty bottles and litter in their drive, music, vehicular impact, including a delivery vehicle in their drive (which damaged a sign) are causing interferences with their daily routine. They don't telephone to complain as each small irritation could be seen as trivial or the responsibility of the individual client.
- Experiences of people who have been drinking alcohol at the weddings coming down lanes on foot or in vehicles causing disturbance, with instances of littering.
- The wedding use is not compatible with livery and could impact upon health of horses.
- There is no way to measure to investigate how this intrusive business may benefit local businesses, some catering/entertainment is brought in from as far as Leeds.
- It was suggested that Deepdale could become a more expensive and exclusive venue, charging more and limiting the number of events required, compensating the nearby holiday let and providing a timetable to neighbours to allow them to advertise their lets accordingly, whilst also minimising associated traffic and limiting this to certain hours.
- Proximity of noise adjacent to a National Park.

Visual Impact

- A response noted that the visual impact is limited at present, but given the site has been developed without permission, there is no telling what may be erected in the future. The application site is highly visible, thus the permanent and temporary structures can be visible.
- A further response noted that there is visibility of Yurts and other buildings from A170,

- It was also noted that the use seems far removed from farm diversification and an audacious scheme within an Area of High Landscape Value and the site with all its buildings doesn't resemble a working farm.
- Does a 6 acre farm qualify for diversification?

Holiday accommodation

- Permission for holiday accommodation would potential exacerbate the potential traffic and safety issues associated with the single track access and disturbance.
- Concern over Airbnb as a business model.
- It was noted that the additional accommodation won't increase tourism, but rather will divert it from more appropriate locations.
- Would holiday accommodation be restricted to the chalet and shepherds' cart or would wider camping and motorhome facilities be available. Is there potential for this camping area to be used outside of for weddings as a 'standalone' business. How will this accommodation be monitored?
- Holiday accommodation and a wedding venue may be incompatible uses.
- Loss of farming use, the local community needs agriculture to continue, the surrounding fields is a valuable asset for local wildlife – the proposed car park may result in degradation of this. The new road may also impact upon wildlife.
- Additionally, if farming is not occurring why has a new barn been built. Is the hay to be stored here being driven in where previously it would have been harvested on site?
- In a response dated 26th November 2018 It had been considered that the use of the field for camping and parking was temporary, however "it has transpired the field has been used by caravans throughout the year(at least one has now been on site for some time, perhaps anticipating permanency."
- There are no facilities in Keldholme other than housing, the Local Authority has been very clear in making previous decisions that Keldholme is a residential area. There are no facilities for site users, ie. shops, laundress, pubs. What further expansion may be needed to support the retrospective works at Deepdale?

Retrospective Nature of the Application

- The previous Certificate of Lawfulness application and this retrospective application indicate the applicant has operated well outside the planning framework over a number of years. This flouts the planning application proves and rule of law.
- This is unfair as other local businesses have to adhere to planning and other regulatory consents required.
- The site should be subject to tight conditions and monitoring covering a number of elements of the application (viz wedding venue, livery stables, holiday accommodation, camping and caravan field, access routes and further development of the site) including access signage and future development.
- May be preferable to have a year long temporary permission, allow the new solutions to be explored in practice. It would also be preferable to have a legal permanent easement for the new access over Bogg Hall Farm.
- The inappropriate description of weddings as 'occasional' in a previous 2017 planning application was highlighted, when there have been dozens over the past two years without planning permission.
- The potential inappropriate methods of refuse collections has been noted.
- Concern raised as to whether the change of use may have any implication for water regulations.
- Representations following noise monitoring:
- A representation was made that this noise monitoring was undertaken with the original access being closed off to wedding traffic and all other traffic. Personnel were on the ground to direct traffic away from this point, providing respite for the occupiers of Moorcroft. The next day, without personal and with signage, the use of the original lane continued. Concerns were raised that this atypical noise may have an effect on the survey.

- Concern was raised about the location of sampling points and whether this and the closing of the access on the day of sampling affected the monitoring.
- Having to make a complaint and record such occasions of disturbance as noted in the noise management plan would cause stress on anyone who has been disturbed. It would also be stressful to have to make people using the wrong access aware of their error.
- The proposed measures regarding music noise refer to the barn door remaining closed except for access and ingress, which is impractical.

Kirkbymoorside Town Council Responses

The Town Council had responded on the 18th January to note the following summarised reasons for recommending refusal of the application:

1. Poor access to the site via the single track lane, poor visibility and capacity. The vehicular movements required have resulted in damage to neighbouring property and harm to neighbouring amenity, by virtue of noise, light, loss of privacy.
2. Refusal of a previous planning application at the nearby property of Sunnycroft for residential development due to it falling outside development limits, being situated in an Area of High Landscape Value and Area of Special Advert Control, whereas this currently pending application has greater access and impact on neighbouring properties.
3. Development has an adverse impact upon neighbouring amenity by virtue of scale and overbearing impact, contrary to Policy SP20 of the Ryedale Plan, Local Plan Strategy.
4. Noted that there were concerns that a development of this scale has been afforded to opportunity to be submitted retrospectively.

In a response dated 20th February the Town Council reiterated the same observations.

A response dated 24th May 2018 noted the continue concerns in relation to points 2,3 and 4. In relation to point 1, it was noted that the new access, whilst preferable to the form will still pose safety concerns, due to the bend in the road. The previous issues raised in relation to the associated impacts on neighbouring properties have simply been displaced and not satisfied.

On the 25 October the Case Officer updated the Town Council with regard to the receipt of the Noise Management Plan and the use of the new access and associated signage. Concerns had been raised by the Town Council in relation to whether the site had appropriate licences for events and this was addressed in this email. The Council's Licencing Team are content that the site is operating using temporary event notices.

In a response dated 5th December, the Town Council noted that they had no further comments to make with regards to this application. Following a request for clarification from the Case Officer, the Clerk confirmed the following: *"Unfortunately I was not at the last meeting but my understanding is that the original concerns remain and there are no additional concerns subsequent to the additional information. The query with regards to licensing has been satisfied but access to the site remains a concern, as does the impact of the activities on site on the neighbouring properties."*

APPRAISAL:

The main considerations in the assessment of this application are:

- i) Principle of the Development
- ii) Character, Form and Impact upon an Area of High Landscape Value
- iii) Amenity, including Residential Amenity
- iv) Access and Highway Safety
- v) Other Matters including Consultation Responses.

Principle of the Development

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan, Local Plan Strategy identifies that in the Wider Open Countryside, development will be restricted to that which “is necessary to support a sustainable, vibrant and healthy rural economy or communities.”

Policy SP8 Tourism notes “This policy supports the provision of a range of tourism accommodation across the District. The Council will support in principal within the Wider Open Countryside “New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality.”

In light of the camping field, it is considered that the principle the provision of temporary camping space to support a wedding business which operates from May to September only is acceptable. This is, on the basis that this camping relates only to the accommodation for wedding guests and not camping for wider groups/individuals. It is noted that guests availing of this accommodation may arrive no earlier than the day before the ceremony and must leave on the day following the ceremony and this will be subject to a separate planning condition.

In relation to the Shepherd’s Hut and Chalet, it is considered that these small scale buildings are acceptable in principle as accommodation throughout the year, subject to general holiday accommodation conditions relating to advertising and occupation, whereby records of all holiday makers would be available to the Local Planning Authority on request.

It is considered that the static caravan to provide accommodation for persons availing of the ‘Workaway’ Scheme is acceptable, on the basis that there is an appropriate holiday condition, as this could not be considered appropriate to form additional farm workers accommodation. The Planning Statement notes that this would not be occupied for longer than one month. This will be subject to a bespoke condition to ensure that it is not occupied for periods of longer than 31 days, to ensure this caravan remains strictly for temporary accommodation only.

Complaints were received in relation to a potentially unauthorised additional caravan, however the Planning Agent has confirmed in an email dated 6th December 2018 that in addition to the static caravan, the applicants own personal caravan is parked/stored on site. This can be investigated if any further complaints arise through the Planning Enforcement process.

It is considered that the proposed retrospective developments, including the Kota/BBQ hut and modest raised decking area, provided to support the identified changes of use to part wedding venue, livery stables and holiday accommodation are acceptable in principle. This is subject to appropriate planning conditions and the consideration of various other factors including the potential impact upon amenity, landscape impact and access and highway safety issues that will be further considered below in their relevant sections.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy is supportive of new buildings that are necessary to support land-based activity and a working countryside, including for equine purposes. The principle of a Dutch barn in this location is therefore considered acceptable, as it relates to an existing farmstead that is seeking a part change of use to livery business and a livery could reasonably expect to require additional storage, given the livery would occupy the main barns. This will be subject to further consideration in terms of character and form.

Policy SP6 notes support for “Small scale conversion of existing buildings or new buildings to support appropriate rural economic activity in line with the provisions of SP9.” In considering the principle of the part change of use of the existing buildings and land to support a wedding venue – together with the introduction of a new access, it is considered that this could be acceptable in principle given the potential positive impact on rural economic development. A number of positive representations have been made by local business suppliers, although the issues experienced by the owners of the Southview Holiday Cottage are acknowledged.

However this in principle consideration is on the basis that the identified developments can be proved

acceptable in relation to the other material planning considerations highlighted above. This will therefore be subject to further appraisal in the following sections.

It has been verified that if the applicant wishes to revert to the original agricultural use of the farm, there would be no requirement for a further application as this could lawfully be undertaken. Therefore, given the limited physical impact on the surrounding farmland, it is not considered that this change of use would relate to the permanently irreversible loss of farmland. It is also acknowledged that the wider district is particularly rural in nature.

Character, Form and Impact upon an Area of High Landscape Value

Policy SP13 Landscapes of the Ryedale Plan, Local Plan Strategy notes:

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 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

SP16 Design of the Ryedale Plan, Local Plan Strategy notes:

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Appropriate materials and traditional construction methods and techniques are used.
- Topography and landforms

Policy SP20: Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses
- Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses

The physical developments at the site have been considered in relation to their impact upon the character and form of the application site and the adjoining land, together with how these may affect the designated Fringe of the Moors Area of High Landscape Value.

It is considered that the additional physical holiday accommodation, including the Shepherds Hut and Chalet are small scale additions, which are of an appropriate, high quality design in this location. The static caravan may be considered less high quality in appearance, however on balance it does facilitate a positive cultural exchange scheme and is of an appropriate scale. The Kota Hut and raised decking is also considered to be limited in scale.

It is considered the Dutch Barn, by virtue of its agricultural design does not appear incongruous in this location and has been sited 'dug into' the land levels which rise to the east. It is also located in close

proximity to the existing farmstead and appears visually grouped with these buildings.

All of these structures can be considered to be effectively grouped with the main established farmstead and therefore it is not considered that it would have a detrimental impact upon the character or form of the application site, surrounding land or Area of High Landscape Value.

The additional access road, whilst relatively significant in length (c370m) is considered acceptable in terms of construction and given the use of crushed stone, this does not appear at odds with an access track that could reasonably be expected in this rural location. Additionally, along the eastern boundary of the site, there is a range of hedgerow/hedgerow trees which help to obscure wider views of the track. The Councils Countryside Officer has reviewed the plans and information and is satisfied with the access.

It is noted that neither of these structures nor the new access would result individually in harm to the character or form of the application site, surrounding land or Area of High Landscape Value. In addition to this it is considered that cumulatively, these would not result in an inappropriate effect.

Furthermore it is not considered that this retrospective proposal would result in harm to the special character and appearance of the adjoining North York Moors National Park, particularly as neighbouring this site is located adjoining a former quarry.

Amenity, including Residential Amenity

Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- 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
- Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise

As indicated within the submitted consultation responses, several neighbouring properties have indicated their concerns in relation to the retrospective development.

When initially considered, the scheme solely incorporated the use of the original access from the village, which was a single track farm lane for the wedding venue access, livery and holiday accommodation. A recurring theme from the responses was the noise, disturbance and impact of the large volume of vehicles using this unsuitable access, with safety concerns raised.

During the determination period of this application, an alternative revised access has been proposed and constructed, accessed from the existing Bogg Hall Farm. Given that it is now has been created and is in use, this now forms a retrospective element of the proposal. This new access runs parallel to the main village street and would then join up with the existing access serving Deepdale. Whilst this was generally welcomed in principle, concerns were raised that this was not being consistently used and that guests, holidaymakers, livery users and delivery drivers could still be often found using the original access – continuing to harmfully impact upon the amenity of the residents in close proximity to the access.

The principle of the new access has been agreed with North Yorkshire Highways, which will be further detailed in the highway section. However it is noted temporary signage has been agreed for wedding parties which will be erected prior to guests arriving and which will be removed after the wedding so as to prevent any unnecessary signs remaining on the highway. This approach has also been agreed with North Yorkshire Highways, who have reviewed the elevation and siting plans for the temporary signage. It is noted that the website has been updated to indicate the new access and the applicant has made contact with suppliers/wedding parties to advise them of the requirement to use the new access. It

is considered that a planning condition to require the sole use of the new access by all wedding guests/suppliers/ livery users and holiday makers is necessary to firmly ensure that impacts which have been experienced to date by the residents in close location to the site can be effectively mitigated and prevent any potential safety impacts. Robust management of the accesses must be undertaken by the applicant, including proactive communications with new and existing site users to ensure they remain compliant with the recommended conditions.

It is noted however that there are still concerns in relation to the use of the new access resulting in lights shining onto dwellings on the main street. This is acknowledged, however as the nearest part of the new access would be c370m from the dwellings, and this would at this point run adjacent to the dwellings, this is not considered to result in significant harm.

Noise monitoring assessments have been undertaken during the consideration of this application to assess how the operation of the site as a wedding venue may impact upon neighbouring amenity. In addition to traffic noise, the concerns raised in relation to music, including live music associated with the wedding parties has been investigated. This noise monitoring was requested by the Council's Environmental Health Specialists, following consideration of the consultation responses received.

The Environmental Health Specialists sought to determine the existing ambient and background noise levels at the nearest noise sensitive receptors (NSR's) during the evening and therefore assess the potential impact that events at Deepdale Farm could have on the amenity of the NSR's.

It was noted that the report should detail the methodology and results of the noise impact assessment and should include mitigation methods to ensure that the levels are in line with the World Health Organisation guidelines for night time noise with partially open windows.

The Council's Environmental Health Specialists reviewed the Noise Assessment, which was undertaken in July 2018 by accredited officers employed by YESS Consultancy. It was noted that the assessment incorporated a review of background noise over a period of one week and sound monitoring at various locations in Keldholme whilst a wedding event was taking place at the venue.

The results indicated that the onsite results met the criteria put forward by the World Health Organisation and the British Standards. YES consultancy provided further recommendations on how noise levels could be further reduced by at least 10db compared to those obtained during the wedding event on 7th July 2018.

The Environmental Health Specialists having considered its contents agreed with the conclusions and recommendations contained within. It was however noted that prior to a planning decision, a Noise Management Plan should be produced, stating how noise from the wedding venue will be controlled. Some concerns were raised with by neighbours making representations in relation to the siting of monitoring points and blocking off of the original entrance during this assessment. This was acknowledged by YESS Consultancy and the agent, who confirmed in a response dated the 26th July *"on the day of the wedding, traffic was prevented from entering or leaving the site along the track adjacent to Moorcroft and South View. Wedding traffic was directed to use the track from Bogg Hall Farm for access and egress. The use of the new access via Bogg Hall Farm for weddings is in its infancy and there have been a few teething issues which the applicants have sought to address as they have occurred."* The YESS consultant noted that

"Whilst the survey was mainly conducted for the purposes of determining the noise impact of the wedding venue upon local residents, we did of course also record traffic related noise both on the day of the wedding (attended monitoring) and on the week leading up to it (unattended monitoring). Having considered the results of the unattended monitoring during the week it appears that they are similar in nature and sound level to those recorded on the day of the wedding. The dominant noise source in both cases is distant traffic noise occasionally interrupted by other more local noise sources in the area as detailed in the report.

As Mr Breakell states in the attachment to his letter concerning the measures taken on the day of the wedding: "This resulted in no traffic on the day providing me with a pleasant respite from noise,

vibration and light generated by traffic travelling to and from the venue, day and night.”

Our measurements demonstrate that the difference between noise levels on the wedding day and other days was marginal and would lead to no loss of amenity. In any event, a certain amount of farm related traffic would already be using the track adjacent to Moorcroft and any additional traffic due to the operation of the proposed livery stable during the week is likely to be of the same nature as the traffic currently using the track. Any issues can be dealt with via the Noise Management Plan”. It is additionally noted that the Council’s Environmental Specialists were satisfied with the sampling methodology undertaken.

The agent also noted in relation to the issues which have occurred:

- *Old suppliers were not informed by Wedding Couples of the new access and have therefore used the original access by mistake – the applicant has contacted all old suppliers and they are now all aware of the new entrance. The applicant will also be contacting all new suppliers directly to inform them of the new access.*
- *There have been instances where guests and suppliers have left the venue via the original access as the gate has been unlocked on Sunday morning – the applicant has confirmed that going forwards the gate will now be locked until Sunday evening. The gate will also be locked earlier on a Friday/Saturday so that any guests arriving earlier than anticipated will not be able to access the lane. On the day of the wedding a representative from the venue will be at the end of the lane. A sign with no access to Deepdale Farm weddings will also be displayed at the entrance to the original access to help prevent traffic using the site earlier than anticipated or if campers arrive on a Friday.*

A Noise Management Plan dated October 2018 was produced noting the following improvements would be implemented before any 2019 weddings:

The following signs will be installed at the venue:

- 5 mph speed limit signage at the site entrance at Bogg Hall Farm and at the exit of the car park area;
- Directional signs in the Village of Keldholme which identify Deepdale
- Farm as the wedding venue to direct guests and delivery/contractor vehicles to the site entrance, these signs shall be installed prior to each event and removed afterwards;
- Private/no wedding access signs at each end of the private lane which runs past Moorcroft and South View to prevent unauthorised access to the track.
- Signs at the exit to the site to remind guests to respect local residents and keep noise at a minimum when leaving the site.

The following limitations in terms of music will be in place:

- No amplified music shall only take place outside the barns;
- Acoustic music provided outside shall cease by 9pm;
- During amplified music inside the barns, the door shall remain closed except for ingress and egress;
- Musicians and speakers are to be positioned as close to the dance
- floor as possible with speakers directed towards the dance floor, no minimise noise breakout;
- Live performances of music shall cease by 11pm;
- All provision of music shall cease by 12 midnight;

The NMP also covers prohibiting fireworks, controlling times of deliveries and collections and camping on site. The NMP notes each wedding event shall have a nominated Noise Management Officer (NMO). The NMO shall liaise with the Bride and Groom during the planning of the wedding to ensure noise is planned out of the event. During the event the NMO shall be responsible for the implementation of this noise management plan (NMP).

The NMO shall be on site for the duration of the wedding event and shall have the authority to override sound engineers, musicians and other relevant people in the event that this NMP is being breached, or is at risk of being breached. It is the responsibility of the NMO to ensure that all employees and other staff

members/contractors (e.g. musicians) are made aware of the noise control requirements prior to the commencement of the event.

The NMO will carry out a site walkover once during every hour of the event to check that the requirements of the NMP are being adhered to. At least twice during the event, when there is live or recorded music being played at the site, the NMO shall visit the top of the track that passes South View and Moorcroft. The NMO will stay in this location for at least a complete song/track while the music is playing to determine the level of entertainment noise by applying the criteria based on the Institute of Acoustics *“Good Practice Guide on the Control of Noise from Places of Entertainment.”* This NMP indicated various identified and actions. All monitoring shall be documented and kept on available for inspection by an authorised officer of Ryedale DC. It is considered that the applicant will be able to ensure the requirements of this NMP are fulfilled as they have clearly verified and submitted this document and there is a review process.

The Council’s Environmental Health Specialist has considered that this approach is robust. Therefore subject to a condition ensuring the development would be operated in accordance with the approved Noise Management Plan, it is considered acceptable to limit noise and other disturbance to agreed noise levels at the boundary of the application site. The condition notes that the Noise Management Plan may be reviewed earlier than one year if justified complaints(s) are received.

It is also considered that no significantly harmful impacts will be experienced by the residential properties no. 1 and no. 2 Bogg Hall Farm, located most closely to the proposed new access by virtue of noise disturbance, as these would be more slightly more separated from the new access route in comparison to the properties adjoining the original access. The existing access at Bogg Hall Farm currently serves a working farmyard so a level of noise is inherent in this location. The noise monitoring data supports this and no objections have been received by closely neighbouring properties to Bogg Hall Farm in this respect.

It is further considered appropriate to limit the weddings to between the months of May and September to protect neighbouring amenity. It is not considered that holiday accommodation and a wedding venue would be uses at odds with one another as it is generally accepted that holiday makers have a higher tolerance in relation to potential nuisance and if a tourism location is not well received, there is no permanent harm to amenity.

Access and Highway Safety

Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.

The North Yorkshire Highways Officer objected to the original scheme, which incorporated the use of the existing single track lane for the wedding business, livery and holiday accommodation. It was noted that *“The existing access track is only of single vehicle width with little or no opportunity for passing other traffic, this includes the section of access immediately beyond the entrance point onto the public highway where the width is in the order of 3.4 metres. The increase in vehicular traffic will likely give rise to additional instances where vehicles meet at or near the access point which would result in vehicles having to reverse out into the carriageway where visibility is significantly below standard as mentioned above. These instances could also involve larger service / delivery vehicles being required to reverse out into the public highway whereby the driver would not be able to see approaching traffic until the vehicle is well out of the access as the driver's position relative to the back of the vehicle can be in excess of 7 metres away. It is therefore recommended that the application be refused”*

The North Yorkshire Highways Officer was involved with discussions surrounding the provision of a new access to serve the new retrospective uses at the site. Following his advice and guidance, revised plans were submitted, together with a Highway Assessment carried out by Andrew Moseley Associates. In relation to the new access, a revised consultation response was received from the North Yorkshire

Highways Officer indicating no objection to the proposed development subject to various conditions. A condition is recommended to ensure upgrading of the existing Bogg Hall Farm access prior to any 2019 weddings being undertaken and as previously noted to ensure all wedding traffic and livery traffic, including deliveries associated with these businesses and all holiday guests use the new access.

A condition is recommended to ensure that no weddings shall operate in discordance with the access management arrangements identified within the submitted information. This includes the controlling of temporary signage to ensure the correct access is used during the wedding events. The Highways Officer has confirmed the methodology for the use of these signs and has confirmed no separate approval is necessary for these additions.

Other Matters including Consultation Responses.

Public Rights of Way

A consultation response has been received from North Yorkshire Highways Public Rights of Way, who were reconsulted in light of the new access which crosses a public footpath. No objection was received in relation to the scheme and an informative was recommended.

Land Ownership/Rights of Access

This application has been made on the basis that there are appropriate rights of access available for site users and the agent has confirmed that appropriate certificates have been submitted, satisfying planning procedures. The issues pertaining to land ownership which have been raised and are noted, however this would form a civil matter outside of the planning process.

Potential Future Developments

It is not considered that wedding guests who would be on site for short periods of time, availing of outside caterers/holiday makers would necessarily need significant on site provision in terms of cafes/facilities in order for the site to function. If any further development is proposed in the future, it would be fully considered based on material planning considerations.

Retrospective Application

Some objections have indicated their frustration with the retrospective nature of the application. Members are aware that the Local Planning Authority must give this the same consideration as any other proposal and this decision cannot be prejudiced by virtue of the fact the application is retrospective.

Temporary Permission

The possibility of a temporary permission was raised with the agent however it was considered that the applicants had made substantial investments with the installation of the access road, where they would wish to seek a permanent approval.

Trees and Wildlife

The Council's Countryside Officer has reviewed the application and raised no concerns with regards to trees or potential impacts upon wildlife.

Impact upon Water Supply

It was highlighted that new legislation in relation to water has been introduced by DEFRA in April 2018 and whether the manure produced at the stable could impact upon surface water. In light of this, whilst compliance with water legislation is a separate point of responsibility for the applicant, it is considered necessary to require a manure management plan to be submitted in support of this application, within 3 months of the date of any approval to ensure that all waste emanating from the livery use is being

managed in an acceptable way.

It is also noted that the additional holiday accommodation will be served by the same septic tank as the main dwelling. Where the Council's Specialist Housing Officer had originally objected to the proposal, they confirmed no objection when provided with additional information noting that a current application for toilets/shower facilities is pending. It is considered that even if this were to be refused, a previously approved scheme in 2017 can still be legally constructed.

Conclusion

The application has generated significant representation made by third parties. Whilst a significant amount of support has been received, a range of concerns were raised with various aspects of the development.

It is considered that the physical alterations undertaken at the property are acceptable and would not result in unacceptable harm to the character and appearance of the immediate and wider landscape. It is also considered that significant measures have been undertaken in order to achieve a scheme that can be appropriately controlled to limit the impacts which have been experienced by neighbouring residents occurring in the future.

The use of the new access for all traffic will mitigate issues in relation to noise and general disturbance and this will be controlled by planning condition, which the applicant has accepted. It is however noted that the original access would remain lawful in terms of planning for the private residential use of Deepdale Farm. The existing Bogg Hall Farm entrance will be brought up to highway specifications and this will have a positive impact upon highway safety in the vicinity. It is noted that the Local Planning Authority would have no control over whether this is used in relation to the residential use at Deepdale Farm. This new access can be brought up to highway standards

It is considered that this will effectively limit any potential impacts that could be experienced as a result of the holiday accommodation/livery use, by removing the potential impacts of additional journeys away from the bulk of the neighbouring residential developments and unsuitable access. The livery and holiday uses are considered self-limiting in terms of the buildings they occupy.

As detailed, consideration has been given to whether the noise impacts of the development, in terms of vehicular traffic and music provision for the site would result in an unacceptable impact upon the residential amenity of surrounding properties. The noise monitoring assessment has demonstrated that noise levels will be acceptable, however the recommendations that form part of the noise management plan will go beyond this, to further reduce the potential impacts of live music in this location. The conditions will allow a greater level of control, including the designation of a Noise Management Officer with personal responsibility, who will provide a point of contact for Ryedale Council.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):
 - Site Plan as Existing (Drawing no. H79-1-EX7)
 - Dutch Hay Barn as Existing (Drawing no. H79-1-EX6)
 - Yurt Structure Building as Existing (Drawing no. H79-1-EX1)
 - Raised Decking Structure as Existing (Drawing no. H79-1-EX2)
 - Shepherd Cart as Existing (Drawing no. H79-1-EX3)
 - Static Caravan as Existing (Drawing no. H79-1-EX5)
 - Timber Chalet as Existing (Drawing no. H79-1-EX4)
 - Plan Showing Sections of Potential Access Road (Drawing no. 20155-SK-004-02)
 - Potential alignment of a new access road from farm with passing places (Drawing no. 20155-SK-004-01)
 - Proposed improvements to Bogg Hall Farm Access (Drawing no. 20155-SK-004-03)

Revised Site Location Plan (Robin Hall Associates) dated 10.05.2018.
Plan indicating proposed signage locations (Robin Hall Associates) dated 13.09.2018
Signage Details (Robin Hall Associates) dated June 2018
Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The wedding venue business, hereby approved shall operate only between the months of May-September. No event may extend beyond 12.30am.
Reason: In the interests of neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.
- 3 No additional external lighting shall be installed within the camping/parking areas hereby approved without the prior approval of the Local Planning Authority.
Reason: Lighting in this exposed location within this Area of High Landscape Value and to prevent harm to neighbouring amenity, in accordance with the aims of Policy SP13 Landscapes and Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.
- 4 The development hereby approved shall be operated in accordance with the approved noise management plan produced by YES Consultancy, dated October 2018. The noise management plan shall be reviewed after a year from the date of this planning permission (or earlier at the request of the local planning authority, following receipt by either the Local Authority or the venue of a verified and justified complaint(s)), to ensure that measures to limit noise and other disturbance, in relation to agreed noise levels at the boundary of the application site, are maintained.
- 5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no further use of the site for the wedding venue business until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
c.(i) The existing access and verge crossing at Bogg Hall Farm shall be improved by widening as shown on Drawing Number 20155-SK-003 and upgrading of construction specification as shown on Standard Detail Drawing Number E2.
c.(ii) The private access between Bogg Hall Farm and Deep Dale Farm House shall be constructed and/or improved in accordance with the details shown on Drawing Numbers 20155-SK-004-01 & 02.
All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

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.

Reason: In accordance with Policy SP20 Generic Development Management Issues and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

- 6 There shall be no access or egress between the highway and the application site by any vehicles associated with the wedding venue business, livery business or holiday accommodation business other than via the existing improved access with the public highway at Bogg Hall Farm and the constructed private access track as conditioned at 1.c.(ii) (above) thereafter to Deep Dale Farm House. The access and private track shall be maintained in a safe manner which shall include the repair of any subsequent damage.

Reason: In accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

- 7 The wedding venue activities shall not be carried out otherwise than in accordance with the access management arrangements as noted on Drawing Number 20155-SK-004-02 and advanced signage arrangements in place to the size and content as shown on Plan no. H79-1-Signs1 and accompanying location plan dated 13th September 2018, being maintained as such and for the duration as notified from the applicant's agent in the e-mail dated 17 October 2018 to the local planning authority and removed from being placed in the public highway at all other times when such events are not being held.

Reason: In accordance with SP20 of the Ryedale Plan- Local Plan Strategy and to provide appropriate operational management and advanced signage provision in the interests of highway safety and the general amenity of the development

- 8 The accommodation hereby permitted (Shepherd's Hut and Chalet Only) 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.

- 9 The holiday accommodation hereby permitted (Shepherd's Hut and Chalet Only) 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.

- 10 The owners/operators of the holiday accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising (relating to the Shepherd's Hut and Chalet only) 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/occupations and 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.

- 11 The accommodation hereby permitted (Static caravan for visiting workers) shall be occupied for holiday purposes only; and not as a person's sole or main place of residence and no occupation must exceed a total of 31 days in any one calendar year.

The owners/operators of the holiday accommodation hereby permitted (Static caravan for visiting workers) shall maintain an up-to-date register of occupation. This 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 occupations and 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.

- 12 The field to the west of the farmstead to be used for camping shall only be used by guests visiting in associated with a wedding event at Deepdale Farm. This shall not be operated as a separate commercial camping site. Guests may arrive no earlier than one day before the event and must have vacated the site by the day following the event.
Reason: In the interests of neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.
- 13 No amplified, recorded or acoustic music shall be played in the camping field.
Reason: In the interests of neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.
- 14 Within 3 months of the date of the approval hereby issued, a manure management plan shall be submitted in writing for approval to the Local Planning Authority. This shall detail the measures to be taken to minimise odour and fly problems through the correct collection and storage of manure. It shall detail the methods of animal bedding and area cleaning. Such a plan shall be reviewed whenever there are significant changes, and implemented.
Reason:- In order to protect the surface and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy.

INFORMATIVE(S)

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.