

Item Number: 8
Application No: 19/00197/MFUL
Parish: Claxton Parish Council
Appn. Type: Full Application Major
Applicant: Fox Hill Caravan Park (Mr Stuart Bulmer)
Proposal: Revised layout of existing caravan park within the existing park boundaries to include 35no. touring caravan pitches in the northern part of the site and the addition of 19no single unit static holiday caravans with parking spaces to include additional hardcore access tracks and revised landscaping and planting
Location: Fox Hill Touring Caravan And Camping Site Claxton Malton YO60 7RX
Registration Date: 18 February 2019
8/13 Wk Expiry Date: 20 May 2019
Overall Expiry Date: 27 March 2019
Case Officer: Alan Hunter **Ext:** Ext 43276

CONSULTATIONS:

Claxton Parish Council	No views received to date
Harton Parish Meeting	No views received to date
Sustainable Places Team (Environment-Agency Yorkshire Area)	No objection
Flood Risk	No views received to date
Highways North Yorkshire	No views received to date
Highways England	No formal objections with comments
Caravan (Housing)	No objections in principle - recommend informative

Neighbour responses: No responses received to date

SITE:

The application site contains a touring and camping site within the open countryside to the north of Claxton. Planning permission was granted in 2005 for a touring caravan and camping site (for up to 36 no. touring pitches) as a farm diversification scheme. Substantial planting was conditioned to mitigate the landscape harm and the business was tied to the agricultural enterprise. This was because the farm diversification scheme was to make the agricultural business profitable, and offset the landscape harm. The site is accessed on the western side with an amenity building and manager's lodge also along the western boundary. The site is rectangular in shape measuring approximately 300m in depth and 135m in width, covering an area of approximately 3.7 hectares. All four of the boundaries to the site contain established planting.

PROPOSAL:

Planning permission is sought for a revised layout of the existing caravan park within the existing park boundaries to include 35 no. touring caravan pitches in the northern part of the site and the addition of 19 no. static holiday caravans on the southern part of the site, with parking spaces and to include additional hard-core access tracks and revised landscaping and planting

The application site is proposed to be split into two parts, the northern part being the touring site, and the southern site being for static units. Additional landscaping is proposed along the inner sides and across the middle of the site to separate the touring and static units.

Plans have been submitted that show a typical static unit with a footprint of 4.3 metres by 12.8 metres,

and a typical touring pitch has an area of 10 metres by 9.5 metres. The internal roads are to be constructed of crushed stone.

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA).

HISTORY:

The planning history for the site includes the following applications:

2018: Planning permission granted for the variation of Condition 02 of approval 05/00411/MFUL dated 02.12.2005 to allow for an extended opening season for the caravan site from 01 March to 31 January in each year and to allow for the storage of a limited number of caravans on site outside these dates on the site amenity area as shown on Drawing Number 235-01 AR10 006 Site Block Plan dated 06.08.2018

2018: Planning permission granted for the erection of store/workshop building for campsite operations (part retrospective)

2016: Planning permission granted for the Retention of a two bedroom wardens log cabin previously approved for a temporary period of five years by application 11/00248/FUL dated 03.06.2011

2015: Application refused for the discharge of planning obligations as specified in The Third Schedule (Negative Obligations) of the Deed made on 02.12.2005 relating to approval 05/00411/MFUL dated 02.12.2005 to allow operation of the Touring Caravan and Camp site as a standalone tourism business not connected to the Agricultural Enterprise.

2011: Planning permission granted for the siting of a wardens log cabin.

2006: Advertisement Consent granted for the display of 2 non-illuminated post-mounted welcome signs.

2006: Planning application withdrawn for the siting of log cabin for use as residential occupation for site warden to Fox Hill touring caravan and camp site

2005: Planning permission granted for the change of use of agricultural land to touring caravan and camp site with erection of amenity building (revised details to refusal 04/00735/MFUL dated 21.10.2004)

2004: Permission refused for the change of use of agricultural land to touring caravan and camp site with erection of amenity building incorporating reception/shop, toilets/showers, laundry/wash areas and disabled facilities and creation of new vehicular access

POLICY:

National Policy

NPPF 2018

NPPG 2014

Local Planning Strategy

Policy SP8 - Tourism

Policy SP9 - Land-Based Rural Economy

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

APPRAISAL:

The main consideration in relation to this application is:

- The impact of the proposal upon the landscape;
- Siting, scale, and appearance of the proposed development;
- Highway safety;
- Occupancy restrictions;
- Drainage; and
- Landscaping;

This application is a 'Major application' application that has to be determined by Planning Committee. The deadline for determining this application is 20 May 2019, consequently a decision on this application is required to be made at this meeting.

The agent was notified of Officer's serious reservations to the initial proposal to substantially remove the planting along the southern boundary to accommodate 35 no. static units. Furthermore, officers became aware that the applicant had been using the adjoining agricultural land for tourism purposes with hook-up points installed on the land. The agent was notified that this use is unauthorised and contrary to the Development Plan in terms of its visual intrusion. The agent was advised of the need to remove the hook-up points and cease the use in order to avoid possible enforcement action. The agent has responded to retain the vast majority of the existing planting on the southern boundary and to reduce the touring pitches to 35 no. and the static units to 19 no (a reduction of 1 no touring pitch and 16 no. statics). In addition, the agent has confirmed that the unauthorised use will cease and the applicant is starting to remove the hook-up points. There is no current requirement therefore, to request enforcement action. Officers will continue to monitor the situation.

The revised plans have been received shortly before this report has been completed and the revisions are the subject of re-consultation with interested parties. This re-consultation will run until 19 April 2019. Consequently any decision made by Planning Committee will be subject to no new issues arising within the consultation period.

The proposed development is located on an existing tourism site, and the principle of such tourism development remains supported by Policy SP8 of the Local Plan Strategy.

The impact of the proposal upon the landscape

The site is located within the open countryside, and within the Vale of York landscape character area. Policy SP13 requires a careful assessment of development proposals to protect the landscape character. Policy SP20 also requires new development to respect the character and context of immediate locality and the wider landscape/townscape character, and to ensure the proposed uses are compatible with the ambience of the surrounding locality. In addition, Policy SP8 requires sites for touring and static holiday units to not have an unacceptable visual intrusion and impact upon the character of the locality.

The amended scheme now substantially retains the existing landscaping on the southern boundary. There is some minor tree removal on the southern, eastern, and northern sides (see plan attached). However the integrity of the existing landscaping is retained. Furthermore additional planting to supplement this existing planting within the inner areas is proposed.

The existing planting effectively screens the majority of the site all sides, affording very limited views into the site, primarily from the road that runs along western side. There are considered to be no unacceptable long distance views of the proposed development.

In view of the amendments to substantially retain the integrity of the existing planting there is considered to be no unacceptable landscape harm as a result of the proposed development.

Siting, scale, and appearance of the proposed development

The proposed quantum of development (54 no. pitches/static units) is considered to be acceptable on this site.

There is considered to be no objection to the revised siting and size of the units/pitches. There are no elevations of the proposed caravans submitted. A condition is therefore recommended to control their external appearance and to ensure they are a single storey scale only.

Highway safety

The proposal will result in a net increase of 18 holiday units (1 less touring unit and 19 static units). Highways England who manage the A64 Trunk Road to the north of the site have been consulted in view of the potential for additional movements to and from the A64 (existing junction approximately a quarter of a mile away). Highways England have raised no objection. They have, however, requested an informative regarding construction movements for the static units.

Occupancy restrictions

The site at present is restricted to a closed period from 31st January to 1st March, following a successful application last year to vary the original restrictions for the site.

Policy SP21 states:

e) Time-Limited Occupation

New un-serviced holiday accommodation (holiday cottages, caravan parks (static and touring), log cabins and holiday chalets) will be subject to the following conditions:

The accommodation is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and

It shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 days; and

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.

f) Seasonal Occupancy Condition

A seasonal occupancy condition will be attached where the proposed accommodation is not suitable for year-round occupation by nature of its location, design or proximity to a habitat that needs extra protection at certain times of the year.'

In view of this, it is considered appropriate to repeat the same 'closed' period for the touring pitches and impose a condition based on Section e) above for the proposed static units.

Drainage

Foul water is proposed to be drained to a package treatment plan and surface water is proposed to be drained via soakaways. There are considered to be no objections to this arrangement. The Environment Agency has no objection. The Lead Local Flood Authority has been consulted with the proposal being a 'Major' application. No response has been received to date.

Landscaping:

Additional landscaping is proposed on the inner areas of the site and to supplement some of the outer areas. At the present this is only annotated on a site plan. The broad location of the proposed planting is considered to be acceptable. However, the exact planting details need to be controlled by planning condition.

Other issues

There has been no response to date from the Parish Council or from any third parties. Members will be updated of any further response either on the Late Pages or at the meeting.

The Council's Housing Officer has recommended an informative regarding the need for the applicant to apply for a site licence.

In view of the above (and subject to the re-consultation expiry date) the recommendation is one of approval.

RECOMMENDATION: Approval subject to expiry of consultation period

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the end of the first planting season (November - March inclusive) following the commencement of development, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority prior any such planting taking place. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policy SP20 of the Local Plan Strategy.

3 The static accommodation hereby approved shall be limited to:

- The accommodation is occupied for holiday purposes only; and not as a persons sole, or main place of residence; and
- The units shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 days; and
- 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 ensure it is available for holiday use only and to comply with Policy SP21 of the Local Plan Strategy.

4 The northern part of the site comprising the touring pitches only shall be closed each year between 31 January - 1st March inclusive.

Reason: In order to ensure the site is used for tourism purposes and not used for permanent residential accommodation in order to comply with Policy SP2, SP8 and SP21 of the Local Plan Strategy.

- 5 The static units shall be single storey only and the external colour of the units shall be agreed in writing with the Local Planning Authority prior to their installation.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP13 and SP20 of the Local Plan Strategy.

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

Site Location Plan; 235-01 AR 013; 235-01 AR10 012; 235-01 AR10 004 REV B

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

- 7 Prior to first use of the development hereby approved a 20- year management plan for the existing and proposed landscaping on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the site is effectively screened and to satisfy Policy SP13 and SP20 of the Local Plan Strategy.

INFORMATIVE(S)

- 1 The applicant/developer is advised to contact the District Council, People Services regard a Site Licence.
- 2 The applicant/development is advised to liaise with Highways England prior to the movement of the static units to the site.