

Item Number: 14
Application No: 19/00431/FUL
Parish: Heslerton Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs Terry Wilson
Proposal: Change of use of land for the siting of 1no. five person glamping pod and 2no. two person glamping pods with associated access, parking and landscaping and formation of passing places off access road
Location: Manor Wold Manor Wold Farm East Heslerton Malton YO17 8RN
Registration Date: 28 May 2019
8/13 Wk Expiry Date: 23 July 2019
Overall Expiry Date: 25 June 2019
Case Officer: Jill Thompson **Ext:** 43327

CONSULTATIONS:

Public Rights Of Way	Recommend informative
Alan Tomlinson	
Caravan (Housing)	No objections but informative
Heslerton Parish Council	No objections with local resident concerns
Highways North Yorkshire	Further information required
Neighbour responses:	Mr Malcolm Hodgson, Mrs Susan Sowden, Mr Michael Whitney,

SITE:

Wold Manor Farm is an established farmstead at the top of the Wolds escarpment, to the south of East Heslerton. The farm is accessed via a long single width farm track that leads from the village at the corner of Church Lane.

The application site is located to the front (south) of the main farmstead. It is a triangular field on the brow of the escarpment. The site is bounded by woodland to the south, the access track to the farm to the east and the Wolds Way national trail along its northern/western boundary. The site falls within the Yorkshire Wolds Area of High Landscape Value. (AHLV)

PLANNING HISTORY:

05/00597/AGNOT: Erection of agricultural building for housing of livestock
06/00976/AGNOT: Erection of agricultural building for rearing of pigs
15/00182/AGNOT: Erection of agricultural building for the housing of livestock
15/01028/FUL: Change of use of land to a 4.no touring caravan and 10 no. tent camping site to include siting of associated toilet and shower facility consisting of 2 no. pods

PROPOSAL:

The application proposes the siting of three 'glamping pods' to the northern side of the field, set partially under the existing woodland canopy. The proposed pods are arch shaped in design and constructed with a timber frame. One pod is proposed as a five person pod and measures

3.2m in height; 4.0m in width and 7.0m in length. Two of the pods area proposed as two person pods. The latter measure 3.2 m in height; 4m in width and 6m in length. The materials include bark shingle effect roofing, oak effect Upvc door and windows and, a combination of bark shingle effect and timber boarded walls.

The site parking is proposed to be located away from the pods, off the farm access track within the woodland leading to the farmhouse. Grasscrete is proposed as surfacing for the car parking area.

Post and rail fencing is proposed along the perimeters of the field. Additional hedge planting is proposed on the northern boundary.

A number of revisions have been made to the scheme since the application was submitted. These include the removal of canopies and decking to the front of each pod and the relocation of the car parking from outside of each of the pods to a location off-site.

The application also proposes the installation of two passing places on the access road to the property.

PLANNING POLICIES:

- Local Plan Strategy SP8 Tourism
- Local Plan Strategy SP13 Landscapes
- Local Plan Strategy SP15 Green Infrastructure Networks
- Local Plan Strategy SP16 Design
- Local Plan Strategy SP20 Generic Development Management Issues

APPRAISAL:

Principle of Development

The proposal would introduce a tourism use on the site, albeit for a relatively modest number of units of accommodation. Policy SP8 (Tourism) makes it clear that new tourist uses will be supported in principle where the proposal can be accommodated without unacceptable visual intrusion and impact of the character of the locality.

Policy SP8 also aims to support proposals in locations where tourism is significantly undeveloped and in this respect, makes reference to the Wolds. The policy also aims to maximise opportunities to develop tourism and recreation by using the District's natural assets as an economic driver.

The National Trail Officer for the Yorkshire Wolds Way has confirmed support for the application and has stated that:

“There is a shortage of accommodation on this important national trail, in particular in the Sherburn area which is an end of day point in the official guidebook. As such any additional accommodation provision is very welcome especially on the rare occasion in a rural setting where it is directly on trail, as is the case here.

For many years we have been seeking the development of a camping pod network along the Yorkshire Wolds Way and this fits nicely, being located some 10 miles from the next Pod location at Humble Bee Farm to the East.

I have visited the site and considered the scale of the development proposed. I think that the majority of passing walkers would not feel that there is a negative visual impact to this scale of development and would welcome seeing new facilities associated with the National Trail.”

It is considered that in view of the above comments, the proposal is consistent with Policy SP8 of the Local Plan Strategy. The proposal would also be consistent with the objectives of Policy SP15 (Green Infrastructure Networks) to provide opportunities for activity and relaxation associated with Green Infrastructure Networks.

Landscape Impact

The field in which the pods are proposed to be sited is prominent on the brow of the Wolds Escarpment. However, it is considered that the proposed pods will not result in significant harm to the character or appearance of the landscape from distance views. A combination of topography, the siting of the pods against the woodland backdrop and the fact that the orientation of the site means that the location of the pods will be in shade for a significant proportion of the day mitigate the visual impact of the development from distance views. The proposal is relatively modest in scale and with the exception of the siting of the pods, does not propose further development which would significantly change the appearance of the field in the wider landscape to the detriment of landscape character.

The proposed pods will be most readily visible from The Wolds Way which runs along the northern boundary of the site. In this respect, the scheme has been amended to minimise its visual impact. Outdoor decking areas and canopies which were originally proposed have been removed from the design and the pods have been sited under the woodland canopy, as opposed to being sited within the middle of the field. Against the backdrop of the woodland, the timber effect finish of the pods will help to soften their appearance and help to mitigate visual impact. A proposed hedge along the northern boundary of the site will also help to mitigate the visual impact of the pods from the Wold Way.

On the basis of the above, it is considered that as proposed, the scheme will not result in an unacceptable landscape impact either in terms of visual impact or change in landscape character. On this basis it is considered that the proposal is acceptable in terms of Policies SP13 (Landscapes) and SP16 (Design) of the Local Plan Strategy.

Design

The proposed pods are modest in size and scale and are of a design which is considered to be appropriate for this rural location. In this respect, the proposal is considered to accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Local Plan Strategy.

Access

North Yorkshire County Highways have confirmed that the two proposed passing places are required to ensure that the development can be safely accessed in terms of the highway network. One of the passing places is located on third party land. However, the applicant has provided information which confirms that both passing places can be delivered. On this basis NYCC Highways has confirmed that the passing places will be able to be adopted as part of the highway and that the scheme is acceptable from a highway perspective.

Impact on Neighbouring Amenity and the character of the locality

Objectors to the application have raised concerns about the increase in traffic as a result of the proposal and that the village is very small for such an increase in traffic and associated noise and fumes. This objector –the occupier of Church Cottage which is located at the village end of the farm track has also objected on the basis of the noise and disturbance associated with increased traffic movements and the opening and closing of gates which will be experienced from their living room (which fronts the track) and garden which is open to the fields and gates. The proposal will result in a limited increase in the use of the farm track above current levels. However, it is considered that the traffic associated with the use of the three pods will not result in a significant increase in traffic over and above the traffic which could be associated with the operation of the farm or as a result of additional family members living at the property for example. In this respect, it is considered that the proposal will not result in an unacceptable impact on the amenity of the occupants of properties in the village in terms of noise or disturbance. It is considered that the proposal will not result in a significant increase in traffic fumes in the village over and above those which are currently experienced.

On the basis of the above, it is considered that the proposal accords with the provisions of Policy SP20 of the Local Plan Strategy.

The proposal does introduce a new use onto the site and this would change the character of the land and the way in which it is currently experienced by users of the Wolds Way. However, the proposal is modest in scale and it is considered that it will not introduce a level of activity that is significantly different to the operation of the farm unit. The change in character as a result of the introduction of the new use at this scale is not considered to be detrimental to the enjoyment of users of the Wolds Way and in this respect, the proposal is considered to be in accordance with Policy SP20 of the Local Plan Strategy.

Other Issues

An objector has raised concerns over the safety and welfare of sheep as visitors may leave gates open. Whilst this concern is understandable, a decision on the application cannot be made on the basis that some visitors may not behave responsibly in the countryside.

Conclusion

It is considered that the impacts associated with the development can be satisfactorily mitigated and in view of the contribution the proposed development will make to the visitor economy and potential use of the Wolds Way, approval is recommended subject to the following conditions.

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):

- o Site Location Plan Dwg No: S101 Rev B
- o Revised Site Layout Plan Dwg No: P102 Rev D
- o Revised Block Plan Dwg No: P101 Rev D

- o Proposed Vehicle Passing Places Dwg No: P104 Rev D
- o Proposed Plans, Sections and Elevations Dwg No: F111 Rev B
- o Proposed Plans, Sections and Elevations Dwg No: F110 Rev B

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

- 3 With the exception of the two picnic tables in the proposed seating area on the plans hereby approved, no items of visitor related paraphernalia including garden furniture, play equipment, patio heaters and barbeques shall be stored outside of any of the pods hereby approved when the pods are not in use.

Reason: To ensure that the external appearance of the area is not prejudiced by the external storage of materials and to satisfy Policy SP20 of the Local Plan Strategy.

- 4 Prior to the pods being brought into use a hedgehog box of a specification recommended in the Ecological Appraisal Report by Crow Ecology (dated 15/5/2019) shall be placed along the north/west boundary of the site and shall thereafter a hedgehog box shall be retained on the site.

Reason: To support net gains in biodiversity and to satisfy Policy SP14 of the Local Plan Strategy.

- 5 Prior to siting of the pods on the site, a landscaping scheme, including details of hedge planting improvements to the northern and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. All planting and seeding in the approved scheme shall be carried out during 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 Sp16 of the Local Plan Strategy.

- 6 No external lighting shall be erected or installed at the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the landscape from light pollution and to avoid impacts on wildlife to satisfy Policies SP 13, SP14, SP15 of the Local Plan Strategy

- 7 The accommodation hereby approved shall be limited to:

- Occupation for holiday purposes only; and not as a person's sole, or main place of residence; and:
- The units shall be available for commercial holiday lets for at 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 the development is available for holiday use only and to comply with Policy SP21 of the Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site 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:

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details shown on Drawing No. P101 Rev. A and/or Standard Detail number E70 Revision A.
- b. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 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.

- 9 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

- (i) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

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

- 10 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority namely Proposed Layout of New Vehicle Passing Locations Drawing No. P104 Rev. E:

Construction of the passing places to a layout as shown on the plan and in accordance with the standard detail highway specification dev 4959/2/spec (attached).

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

- 11 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following

highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority namely Proposed Layout of New Vehicle Passing Locations Drawing No. P104 Rev. E:

Construction of cattle grid at the location as shown on the plan and in accordance with the standard detail highways specifications Cattle Grid Sheet 1 of 2_A0 & Cattle Grid Sheet 2 of 2_A0 (attached).

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

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.

A separate 'private apparatus within the public highway' licence will be required to cover the installation and subsequent maintenance of the cattle grid.

- 12 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 No. P101 Rev. A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: In accordance with policy # 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.

- 13 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway (Manor wold Lane - whole length) has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In accordance with policy SP20 and in the interests of highway safety and the general amenity of the area.

- 14 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

Reason: In accordance with policy SP20 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 15 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with policy SP20 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

INFORMATIVES - General

- 1 The applicant is advised to contact the District Council (Housing Services) in order to obtain a Caravan Site Licence.
- 2 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 team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highways Authority any proposals for altering the route.
- 3 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Additional protection is afforded to a number of birds listed on Schedule 1 of the Act. Operations likely to injure or kill any wild bird or damage its nest and operations likely to disturb a Schedule 1 species must be avoided. Therefore any work likely to affect any birds nesting on the site should be undertaken out of the bird nesting season ie no work between March and August inclusive.