



## Planning Statement

Change of use to permit the siting of 65No units of static holiday accommodation with an improved access road and a change in occupancy restrictions.

At

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## **INTRODUCTION**

This application relates to an existing Caravan Park with approval for the permanent siting of 55No Touring Caravans. This application seeks approval for a change of use to permit the siting of 65No units of static holiday accommodation with an improved access road and a change in occupancy restrictions so that the site can be used year-round.

## **PLANNING HISTORY**

Change of use of land for the siting of 15 touring caravans and erection of shower/toilet block

Ref. No: 00/00966/FUL | Status: Approval

Variation of Condition 2 on approval 00/00966/FUL dated 25.05.01 requiring site to be only occupied by touring caravans for a period not exceeding 28 days and shall not return to the site within a period of 28 days from departure

Ref. No: 03/00659/73 | Status: Approval

3/60/13B/AA Erection of a non-illuminated free standing trade sign 3' x 3'8" standing 8' above ground level at The Snooty Fox Restaurant, East Heselton.

Ref. No: 80/00593/ADV | Status: Approval

3/60/13F/FA Erection of an extension to form toilet block and kitchen extension with entrance lobby at The Snooty Fox, East Heselton.

Ref. No: 88/00659/OLD | Status: Approval

3/60/13G/OA Erection of a single storey building to provide 10 units of holiday accommodation at Snooty Fox, Scarborough Road, East Heselton.

Ref. No: 88/00660/OLD | Status: Approval

3/60/13J/RM Erection of single storey extension to form 10 units of holiday accommodation (Decision 3/60/13G/OA dated 10/01/89 Refers) at Snooty Fox, East Heselton.

Ref. No: 89/00760/OLD | Status: Approval

3/60/13L/AI Display of internally illuminated box sign at The Snooty Fox, East Heselton.

Ref. No: 90/00633/ADV | Status: Approval

3/60/13H/FA Erection of extensions to existing cafe to provide extra seating capacity and toilets at Snooty Fox, East Heselton.

Ref. No: 89/00761/OLD | Status: Approval

Use of land to allow permanent siting of 55no. touring caravans (retrospective application).

Ref. No: 17/01231/MFUL | Status: Approval

## **PHYSICAL CHARACTERISTICS OF THE EXISTING SITE AND SURROUNDINGS**

The application site comprises land to the rear of The Snooty Fox. The site has raised bunding around its western, northern and eastern perimeter with tree and hedge planting on the bunded areas. The site is located within the Vale of Pickering Historic landscape character area. The Yorkshire Wolds Area of High Landscape Value, with its rising escarpment to the south of the application site. The Wolds Way National Trail runs along the escarpment. Access to the site is from the A64 to the south. The Snooty Fox is located adjacent the highway. This is an existing Public House which has been closed for some time.



## **PLANNING CONSIDERATIONS**

### **Principle**

The principle of Holiday Use is established. The use currently permits the siting of 55No touring caravans for seasonal occupancy and allows them to be retained on site for out of season storage purposes. The caravans could already be derived as static units of holiday accommodation with a seasonal occupancy.

The applicant is an experienced Holiday Park operator and intends to revitalise the site and create a more defined offering of Static Holiday Accommodation alongside the refurbishment and reopening of The Snooty Fox Public House which will offer benefits to owners but also the wider area.

### **Landscape and Visual Impact**

This matter and the impact of the proposal within the context of The Vale of Pickering, The Yorkshire Wolds and Moors Fringe was assessed in detail during the previous application. It was a requirement of the previous consent to enhance the bund planting so that views of the site from the wider area were minimised. These works have been implemented and the site is now obscured from views from the surrounding area. The proposed use would not result in a materially different site context therefore any concerns over impact on landscape are presumed to be acceptably mitigated.

### **Foul and Surface Water Drainage**

The proposed units would connect to the existing foul and surface water infrastructure within the site which leads to soakaways.

### **Proposed Occupancy**

In order to achieve operational flexibility and to respond to customer demands and expectations, and to compete on a level playing field with other similar parks in the locality, the park operators wish to secure a 12 month operating season to enable the static units to be made available for holiday use at all times of the year on the basis of the following key factors: -

- Year-round use of holiday parks does not have any significant material effect on the character, appearance and amenity of the countryside / locality;
- Year-round use of holiday parks does not have any significant material effect on the living conditions of local residents;
- Year-round use of holiday parks would not harm the ambience and tranquillities of a locality;
- Year-round use of holiday parks has positive benefits for local economies, for employment levels and for the sustainability of local rural services;

- The traditional 'closed period' imposed on caravan parks is no longer in line with current policy thinking or changing market trends and may only in fact be necessary in appropriate circumstances where, for example, the use of a site might affect an important species of bird during its breeding season or when it is winter feeding;
- The long-term prospect of year round use of holiday parks leading to permanent residential abuse is not an inevitable or likely consequence. Greater weight should be attached to the economic benefits that year-round use can bring compared to concerns about residential abuse.
- There are other acceptable mechanisms available to control permanent residential occupancy of caravans, including well-established planning conditions requiring caravans to be used for holiday purposes only, for them not to be used as a sole or main place of residence, and for up to date registers of the names of all the owners of caravans on the site and of their main home address, which should be made available, at all reasonable times, to Local Planning Authorities;
- Year-round use of holiday parks creates a level playing field for businesses. Compared to sites which can operate year-round, those sites which have the encumbrance of a reduced operating season find themselves at a commercial disadvantage;
- Year-round use of holiday parks would not lead to a material increase in traffic or a material change to highway safety;
- Year-round use of holiday parks would not lead to a material difference in noise nuisance, activity levels or disturbance to residential amenity, general amenity or the amenities of users of public rights of way;
- Year-round use of holiday parks would not create unsafe or hazardous environments for park users because of winter weather;
- Year-round use of holiday parks have been found to be acceptable in Green Belts, as there is no physical extension or alteration of the site and no change to the effect of openness and thus no material effect on visual amenity.

### **Highways**

There were no Highways concerns associated with the previous application. Potentially the increase in provision would result in a slight intensification of use however the site access from the A64 is an open forecourt, visibility is well in excess of minimum requirements and the proposed internal road layout will improve and define circulation. All units would be provided with 2 dedicated 'off access road' parking spaces.

## **CONCLUSION**

The purpose of this application is to seek consent for minor changes to the approved site layout, the type of onsite accommodation and its occupancy restrictions. The proposed changes would have minimal impact within the context of the existing site.