

Item Number:
Application No: 20/01014/FUL
Parish: Ebberston Parish Council
Appn. Type: Full Application
Applicant: Mr Andrew Baxter
Proposal: Change of use of agricultural land to form extension to existing caravan site with 4no. pitches for seasonal use between 1st March and 31st October, erection of storage barn for caravans/site equipment and erection of timber shed for storage (revised details to approval 20/00033/FUL dated 12.06.2020)
Location: Studley House Farm 67 Main Street Ebberston Scarborough North Yorkshire YO13 9NR
Registration Date: 20 October 2020
8/13 Wk Expiry Date: 15 December 2020
Overall Expiry Date: 26 November 2020
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Ebberston Parish Council	Comments
Highways North Yorkshire	No objection
Environmental Health	Comments
North Yorkshire Fire & Rescue Service	No objection
Public Rights Of Way	H12 informative
Archaeology Section	Comments

Representations: John F Riby And Jennifer Riby, Robert & Marion Raynor,

SITE:

Studley House Farm is a holiday complex which includes Studley House Farm B&B (with 4 available rooms), 2no. self catering cottages and a small caravan park licenced for 8 touring caravans. This is located to the west of Main Street Ebberston. The holiday cottages and B&B fall within the village development limits. The existing caravan pitches are located towards the rear of the site outside the village development limits.

The site falls within an Area of High Landscape Value and part of the site entrance falls within Flood Zones 2 and 3. There is a public right of way running to the west of the rear of the site within the adjoining field. It is noted that the application site, whilst not a designated Area of Archaeological Interest includes evidence of medieval ridge and furrow field patterns.

The site is located approximately 130 metres to the north east of Mill Pond, which is a Site of Importance for Nature Conservation (SINC.)

PROPOSAL:

This application seeks permission for a slightly amended scheme to one approved by Members of Planning Committee in June 2020 under 20/00033/FUL. This revised scheme seeks approval for:

“Change of use of agricultural land to form extension to existing caravan site with 4no. pitches for seasonal use between 1st March and 31st October, erection of storage barn for caravans/site equipment and erection of timber shed for storage (revised details to approval 20/00033/FUL dated 12.06.2020)”

The main change from that previous scheme 20/00033/FUL is that the caravan storage barn would be located in a position closer to the rear gardens of the adjoining residential properties fronting Main Street.

The original scheme initially proposed that this would be positioned at a distance of approximately 14 metres from the rear boundary line of the residential gardens of 69, 71 and 73 Main Street. During the consideration period for that application and following receipt of consultation responses, this building was repositioned to a distance of approximately 67 metres away from the boundary line.

Unfortunately it was not noted at the time that there is an overhead power line running within the site from the north west to the south east. The Applicant has since been advised by Northern Powergrid that this is an 11kv power line and no buildings can be positioned within 5 metres of this equipment. A supporting email from Northern Powergrid dated 16th September confirming this has been provided.

Consequently, the revised scheme includes the caravan storage barn positioned as westerly as possible, at a minimum distance of 37 metres from the rear boundary line of the neighbouring residential gardens. This allows the acceptable distance from the powerline to be achieved but at the greatest achievable distance possible from the neighbouring properties.

It had been noted that within the Planning Statement the Applicant detailed the new distance as “over 20 metres further west from the neighbouring properties than the initial proposal.” This was flagged as an issue within an incoming representation received, as they were concerned this may have related only to a 20 metre total distance, rather than a 20 metre plus 14 metre distance. The Case Officer measured this distance electronically on the plans as approximately 37 metres. This was discussed with the Applicant who confirmed that this 37 metre distance was correct and a revised plan was received with an annotation that confirmed this distance to be a “minimum of 37 metres” was submitted. Whilst this was always the distance measurable on the scaled plans, the statement was perhaps potentially slightly confusing and the inclusion of this annotation has hopefully resolved any doubt.

This repositioning has resulted in a slight amendment to the orientation of the building, with the opening along the western elevation, at a greater distance from the property with a fully enclosed northern, eastern and western elevation. Previously the eastern elevation was the functional access to the building. The scale of the building remains consistent.

A landscaping scheme was originally proposed with new planting to the east of the building between the site and the rear boundary line of the neighbouring properties. This has been amended as the layout has altered and a slightly greater amount of trees are proposed, with a similar amount of hedging, although to be undertaken within a reduced space.

This agricultural land is located directly to the south of the existing caravan pitches. The Planning Statement notes that the proposed agricultural storage barn would store machinery used within the site and provide a service to customers to store caravans on site. “A growing number of our frequent visitors are retired and choose to only visit Studley House Farm several times during the 8 months we are open. They do not wish to tow a caravan anymore and are requesting to leave their caravan with us, thus reducing caravan traffic through our gateway. The guest will book a pitch with us in the normal way, we move their caravan to a pitch for the duration of their holiday, then return the caravan back to storage at the end of their stay.”

This proposal was updated during the determination period of the previous application to highlight the timber shed would be used for storage only (there were previous references to this forming a ‘hobby shed’) and limiting the months of operation of the 4no. additional pitches from what could have been year round operation. This is all consistent in the current application.

POLICIES

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP8 Tourism
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions

HISTORY:

The following applications are considered most relevant to the current proposal:

87/00461/OLD: 3/34/83A/FA Use of land for touring caravan site for not more than 5 caravans at Studley House Ebberston. Approved.

93/00511/OLD: 3/34/83B/RN Modification of condition 2 of Permission 3/34/83A/FA dated 2.11.87 to allow the siting of 8 touring caravans rather: Approved.

17/00576/FUL: Change of use, alteration and extension of existing cart shed and barn to form a two bedroom self-contained annexe to the main dwelling to include erection of a single storey linking extension to existing library building. Approved

20/00033/FUL: Change of use of agricultural land to form extension to existing caravan site with 4no. pitches for seasonal use between 1st March and 31st October, erection of storage barn for caravans/site equipment and erection of timber shed for storage. Approved.

REPRESENTATIONS

Two letters of objection have been received in relation to these proposals and detailed below and an additional response from the Parish Council.

73 Main Street – 23rd November 2020

We note the revised details to approval 20/00033/FUL dated 12.06.2020. Application is now made to build the Caravan Storage Barn nearer to residential properties 69, 71, 73 and 75 adjoining the caravan park extension due to the proximity of electricity cables to the approved position. We reiterate previous objections to all plans submitted.

In the building statement, the proposed new position for the caravan storage barn is stated as more than 20m from the boundaries of the residential properties. How much further? There is room for leeway in where it is actually positioned. In the first application January 2020 it was proposed to situate this visually overbearing barn 14m from the boundary of no 73. This measurement was given when we enquired at the Council Offices. Subsequently the positioning of the Caravan Storage Barn was amended to sit approximately 50m further westwards at a greater distance from the residential gardens of 69, 71 and 73 Main Street and approval given.

This new vague over 20m distance is hardly different to the first unacceptable proposed distance of 14m.

The revised plans are not to scale and make it impossible to measure how far it is actually now proposed to be from the boundary of No 73. We have made a calculation taken from Google Earth and from our drawing we estimate the available distance could conservatively be 35m to 38m from our boundary taking into consideration the position of the 11KV power line. Even at this distance, far shorter than the 50m distance permission given, we are at risk again of loss of sunlight in certain

months, also noise and air pollution due to movement of caravans at all times during day and evening especially in the summer months. As such we and our neighbours would lose the quiet enjoyment of our outside space. Granted the entrance to the barn, now shown to be at the west elevation, is a more pleasant visual aspect. However we cannot but feel the size of the barn seems unnecessary in relation to the site.

If the Council decide to approve the repositioning of the Caravan Storage Barn nearer to our boundary we need assurance, either from Building Control or the Council, that they will monitor the exact situation of the barn at foundation level and make sure it is positioned as far as is possible from our boundary, i.e. the estimated 35m-38m available per our calculation. Anything less would be extremely close.

We would further ask the Council to consider:

- * the impact upon the Area of High Landscape Value due to any new position of the Barn
- * the possibility of increased flooding due to soakaway drainage affecting ground water levels
- * the position of where lights are sited as we already experience night long pollution from the site shining directly into our bedroom
- * the planting of mature screening as soon as possible.

Occupier of 69 Main Street Ebberston – 23-11-2020

We are obviously concerned that what we believed to be a confirmed planning decision previously agreed has now reappeared, ref 20/00033/FUL. Having done some research on the internet it remains unclear to me whether you can or can't build under an 11KV power line. I am left with the impression that maybe you can if certain conditions are adhered to or that even the power line can be moved or put underground.

Assuming that the 11KV overhead electrical supply is a valid reason for this application to be submitted it has the result of pushing the barn development back in the direction of the neighbouring properties which was deemed previously to be unacceptable by RDC Planning Dept. All previous objections still remain valid, especially the lack of mature screening. If this new application were to be approved the barn would stand out in the centre line of the southern field boundary like a sore thumb and be a blot on the local rural landscape. If it is necessary to reposition the barn could it not be reduced in size to approx. 10m sq to reduce its impact on this rural village landscape. We do however feel that the open side of the barn to the west is more favourable to the neighbours as we will not be viewing a line of "white caravans". Maybe some "out of the box" thinking by Mr Baxter is required! Could his present storage barn be extended as I believe has been previously suggested by the Parish Council which would not affect anyone else and would keep the area of buildings together? Is this large size of building actually necessary to store a few caravans which are by the previous approval granted limited to those who only use what is a small Caravan site and not open storage to outside customers? The size of barn seems out of proportion to the small extension to the caravan site. Is this not an over development on such a small area and out of proportion for the agreed use? All the concerns of the previous application and the problem of power lines would surely confirm this view. Continued development of this once green field does have a detrimental effect on all the neighbours and the general area and environment in a small rural village.

Once again I would urge caution by RDC in their decision as Mr Baxter is well known in the village for breaking the existing planning permissions. On his original site the rule of 8 caravans is regularly breached to 9,10 and even 11 and caravans continue to be sited on unauthorised areas. (Pictorial evidence of this is available to the council if requested). A view from Google Earth also confirms this!

Parish Council 20th November 2020

I refer to the above planning application and as parish council would like to make the following

PLANNING COMMITTEE

comments.

We note the request from Northern Powergrid to ensure the structure is 5 meters away from their equipment and the plan is to move the proposed structure nearer to residents properties.

We feel very strongly that the structure must be as near to the original plan as possible and that it is moved no more than is absolutely necessary.

APPRAISAL:

The main considerations within the determination of this application are:

- i. The Principle of Development
- ii. Character, Form and Impact upon the Area of High Landscape Value.
- iii. Impact upon Amenity
- iv. Access and Highway Safety
- v. Other matters, including consultation responses.

i. The Principle of Development

The principle of the proposed development has already been established in the previous application including the 4no additional caravan pitches, the storage shed and a caravan storage building of this scale within this field. It had previously been explored whether this caravan storage building could have been accommodated through the extension of the existing buildings to the north but this was not considered practical.

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that in all other villages, hamlets and in the open countryside development will be restricted to that *'which is necessary to support a sustainable, vibrant and healthy rural economy and communities.'*

Within the adopted Ryedale Plan, Local Plan Strategy, land outside Development limits is identified as 'Wider Open Countryside.' Policy SP8 Tourism supports the principle of new touring caravan sites and extension to existing facilities in the Wider Open Countryside where they can be *"accommodated without an unacceptable visual intrusion and impact upon the character of the locality."* (Page 94 of the plan.)

These four pitches would be subject to the current holiday conditions identified under Policy SP21 of the Ryedale Plan, Local Plan Strategy to ensure the availability of shorter term holiday lets. This standard condition would also be altered to reflect the proposed use of these between March and October rather than all year round. This holiday condition would not affect the existing operating conditions of the approved 8 pitches.

It is therefore considered that the principle of further tourism development including further operational development to support the use is acceptable and in accordance with Policy SP8 of the Ryedale Plan, Local Plan Strategy.

This however is subject to the proposed development according with the other identified main considerations listed above. These will be explored in the following sections.

ii. Character, Form and Impact upon the Area of High Landscape Value.

As noted, no changes are proposed to the approved form, position, siting or materials of the additional storage shed and the 4no. additional caravan pitched. Their assessment is included within the original officer's report for 20/00033/FUL appended to this report.

The form, scale and materials of the proposed caravan storage barn also remains entirely consistent with

the approved scheme. However as noted this would be positioned at a distance of greater approximately 37 metres from the boundary shared with the neighbouring residential properties, rather than the 67 metres originally approved, as a consequence of the limitations caused by the positioning of the overhead power line.

The concerns raised by the neighbouring residents detailed above are noted, however it is not considered that this relatively modest building (spanning c13.5m x 14.5m in footprint) more centrally within the plot would result in material harm to the character of this area in terms of form or design or the special character of the Area of High Landscape Value, beyond that previously approved. It remains that the proposed construction materials, including Yorkshire boarding (which is considered to be a high quality material that weathers attractively over time) are commonly found in a rural setting. It is therefore considered that this would be a building that would consequently appear visually similar to many other rural buildings in the District.

The building would be positioned so that it could benefit from the existing landscaping to the west and south of the site and would not appear isolated in the wider landscape.

Furthermore, as per the previous scheme, careful consideration has been given to the landscaping of storage barn and caravans pitches in advance of a decision being made. As noted, this has been slightly amended following the repositioning of the building. The proposed site plan indicates that it would be a mixture of native hedging and trees used, with the hedging specification provided in the supporting statement illustrating it would be double planted at a height of 0.8 – 0.9 metres. This would create two sections of hedging running north to south that would create a barrier between the garden of the adjoining properties and the caravan pitches and storage building. In addition to this, where previously 6 new trees were proposed between the hedging and the east of the caravan storage building, now 9 new trees are proposed – to the east and west of the new hedging. These would be planted at between 1.5 and 2 metres high, incorporating a mix of nature evergreen and deciduous varieties to limit visibility of this proposed development. This will supplement some existing fruit trees located within this allotment area also detailed on the proposed site plan.

It must also be noted that in planning terms, there is no specific ‘right to a view’ and this is considered to be a robust planting scheme that will maintain the character of the rural area and will provide good and varied screening of the building and pitches which are at a significant distance from the residential gardens.

The planting scheme is considered to be appropriate for this location in terms of its proposed species and planting sizes. The proposed planting heights are considered to be quite significant and will help to provide mature planting relatively quickly and will be conditioned so that it shall be installed within the first available planting season, unless otherwise agreed in writing with the Local Planning Authority.

The revised scheme also incorporates a similar level of hardstanding, with a gravel driveway constructed of hard core and a permeable membrane, topped with graded stone to allow infiltration. This is considered to be acceptable. The repositioning of the main opening to the western elevation rather than the east would divert activity away from the side closest to the neighbours.

Consequently, the revised positioning of the storage barn, together with the landscaping proposed would result in any material harm to the character of the site, nor impact upon the special value of the Area of High Landscape Value. It is noted that the existing caravan site is maintained in pristine condition for guests and that this may afford the opportunity to bring this part of the site, which has been used for storage of materials and caravans in the past up to a similar standard.

A condition which was previously recommended to prevent the outdoor storage of any caravans within the site in the future will be reattached. A further condition relating to the use of the storage barn for caravans or equipment/machinery associated with the site operations only will also be recommended.

iii. Impact upon Amenity.

As noted within the submitted representations, concerns have been raised in relation to potential enhanced levels of noise and disturbance as a result of the proposed development.

The Council's Environmental Health Officer confirmed within their consultation response "*Further to the above application, the proposed additional caravans are far enough away from existing premises so as to minimise any additional noise disturbance. Any excessive noise can be dealt with by the on site management. The proposed storage facility is also considered acceptable in this revised position and I note the additional landscaping proposed.*"

It is considered any uncertainty with the distance of the caravan storage building from the neighbouring boundary has been resolved through the revised plan with the annotation. However it is noted the proposed site plan was always drawn to scale. It is not considered that this is at a distance which would have any harmful impact upon residential amenity, through shadowing. It is also considered that the privacy of neighbouring residents would be maintained through the distance and intervening landscaping.

As per the previous conditions attached to the original permission, in terms of the site management, it is considered appropriate to ensure by condition that the additional pitches remain in the ownership of the occupiers of Studley House Farm. As indicated by the Environmental Health Officer. On site management is likely to be the most effective way of quickly responding to any issues raised by individuals. However if necessary the Council can become involved under separate legislation. It is additionally noted that Studley House Farm is operated as an 'adults only' site which may help to limit potential disturbance.

Consideration has also been given to the lighting within the site, which has been updated. It has been established that the caravans would not require any further lighting and the storage barn would have a single motion sensor light for security and safety purposes on the north western elevation.. This would have a diffuser lamp and a maximum lumen level of 806 lm. Furthermore this single light would be positioned approximately 53 metres westwards from the nearest section of domestic curtilage associated with the residential properties so it is considered unlikely that this would result in any harm to amenity or the rural character of the site. This will be secured by planning condition and any other lighting would require the prior written approval of the Local Planning Authority.

iv. Access and Highway Safety

This proposal relates to 4no. additional caravan pitches and additional supplementary buildings at an already established holiday complex. North Yorkshire Highways, the statutory consultee with responsibility for access and highways safety, have confirmed no objection to the proposal. It is considered that this relates to a relatively small extension to the existing arrangements on the site and will therefore not materially increase impacts upon the highway network. No objections are raised in relation to any significant impacts on highways safety.

v. Other matters, including consultation responses.

It is not considered that this proposal would result in any adverse impact upon Mill Pond Site of Importance for Nature Conservation given the intervening distance.

The North Yorkshire Police, Fire and Crime Commissioner confirmed they had no objection or observation to make on the proposal.

North Yorkshire County Council's Principal Archaeologist previously provided a detailed response and a further response was submitted in light of this proposal which confirmed the ridge and furrow field pattern is a non-designated heritage asset. However the detailed response which is available to view in full on the planning file concludes that in light of the NPPF, in their balanced judgement, "*the extensiveness of the ridge and furrow beyond the red line can be taken as an argument that the impact on the heritage asset as a whole is less significant. The applicant has also taken steps to limit the impact by building up levels rather than reducing them.*" It is therefore considered that this would not result in

an unacceptable harm to the medieval field pattern.

The Public Rights of Way Team have also recommended an informative.

Within the current and previous responses, concerns were raised in relation to the potential for this scheme and additional hard surfacing/soakaways to exacerbate instances of flooding in the locality. Whilst the site does not fall within any identified Flood Zones, it is acknowledged local residents have experienced instances of flooding within their garden areas. It is possible that the revised location of the building, approximately 37m beyond that shared boundary may help to alleviate potential issues. Furthermore, the proposed storage barn and the storage shed will both be drained by soakaways and the new driveway will be constructed of permeable materials. A condition will be included to ensure the soakaway can be provided to the relevant British standard, which would be ascertained through initial soakaway testing. If this testing proves satisfactory they would be installed prior to the storage barn/storage shed being brought into use. In the event that a soakaway is not a suitable means of drainage, prior to the above ground construction of the buildings, an alternative scheme of surface water disposal must be agreed in writing with the Local Planning Authority. It is not considered that the soakaways would be likely to affect the groundwater in the locality, given that this would relate to the same amount of surface water infiltrating the ground, but the soakaway will help this percolate at a gradual rate.

Concerns have also been raised in relation to the potential for the number of caravans on site to be over and above the site thresholds. The existing site presently allows for 8 touring caravans and if approved, this would rise to 12. To the rear of the site is a public right of way, so it is likely to be clearly evident if this is being breached. If this is the case, the Council's Senior Planning Enforcement officer is able to investigate any complaints in order to secure compliance. However the potential for future breaches of a planning condition is not a material planning condition in the determination of this proposal and cannot be considered.

The precise positioning of the caravan storage building shall be erected as per the approved plans, otherwise this could be subject to enforcement action.

It is not considered that this proposal would result in significant additional air pollution, given the low intensity of caravan movements likely, with some now remaining on site in storage potentially lessening caravan traffic that could otherwise be on the roads. The Main Street of Ebberston with much greater amounts of traffic is also located directly to the east of these residential properties.

It is considered that the material planning concerns raised within the letters of representation have been addressed within this report. It is acknowledged that the Parish Council have responded to note their strong preference that the building is no more easterly than necessary, which is the case, as demonstrated by the plotting of the power line and the 5 metre separation distance on the proposed site plan.

In light of the above assessment, it is considered that subject to conditions, the proposed change of use continues to be acceptable in principle and that the revised proposed operational development is acceptable in terms of its form, design and positioning. It is not considered the proposal would result in material harm to the amenity of neighbouring properties.

The proposed amended development is also considered to be acceptable in terms of wider landscape impacts, flood risk and would not result in material additional harm to access or highway safety.

Therefore subject to the identified conditions we can be satisfied that this proposal continues to conform with Policies SP1, SP8, SP12, SP14, SP16, SP19, SP20 and SP21 of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework.

RECOMMENDATION: **Approval**

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

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

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

Site Location Plan - Revised (Scanned by the LPA on the 3rd December 2020)
Revised Site Layout Plan including New Pitches, Storage Barn and Shed (including landscaping) - Revised (Scanned by the LPA on the 3rd December 2020)
Proposed Caravan Storage Barn (West and South Elevations) (dated 29th September 2020)
Proposed Caravan Storage Barn (North and East Elevations) (dated 29th September 2020)
Proposed Caravan Storage Barn Floor Plan (dated 2nd March 2020)
Proposed Storage Shed Plans and Elevations (dated 23rd September 2020)

3 The 4no. additional pitches and caravan storage barn hereby approved shall remain in the ownership of the property currently known as Studley House Farm.

Reason: In the interests of the amenity of existing and future occupiers and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4 The accommodation hereby approved shall only be approved subject to the following conditions.

The holiday accommodation shall;

- (i) Not be occupied by any one person/group of persons for holiday purposes for any longer than 31 days per year
- (ii) 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. This 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/occupation 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

- (iii) Not be occupied except in the period between 1st March and 31st October

Reason: To comply with the requirements of Policy SP8 and SP21 of the Ryedale Local Plan Strategy.

5 No additional lighting beyond the single light detailed within Paragraph 2 of the supporting document received by the Local Planning Authority on the 3rd December 2020 shall be installed at the site.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13, SP14 and SP20 of the Ryedale Plan, Local Plan Strategy

6 Unless otherwise agreed in writing by the Local Planning Authority, the scheme of landscaping as detailed on the Revised Site Layout Plan including New Pitches, Storage Barn and Shed (including landscaping) (Scanned by the LPA on the 3rd December 2020) and as detailed within the Planning Statement dated 30th September 2020 shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of development die, are removed, or become

seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

- 7 Unless otherwise agreed in writing with the Local Planning Authority, prior to the above ground construction of the barn, access road or caravan pitches appropriate soakaway testing must be undertaken in line with the relevant British Standard to establish that soakaways are an appropriate means of surface water disposal.

If this is proved to be acceptable, all surface water from the proposed buildings hereby approved shall be directed to soakaways in accordance with the relevant British Standard requirements prior to the barn, access road and caravans being brought into use.

If soakaways cannot be utilised as a satisfactory means of surface water disposal, the LPA must be advised and prior written approval for another method of surface water disposal agreed in writing prior to the above ground construction of the barn, access road or caravan pitches

Reason: To ensure that no discharges take place until proper provision has been made for their disposal and to satisfy the requirements of Policies SP17 and SP19 of the Ryedale Plan - Local Plan Strategy.

- 8 There shall be no outdoor storage of vacant caravans within the site and occupied caravans must remain on the hereby approved caravan pitches.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13 and SP20 of the Ryedale Plan, Local Plan Strategy.

- 9 The storage barn hereby approved shall be used for storage of caravans and machinery/equipment associated with the operation of the caravan site only.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13 and SP20 of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

- 1
- i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
 - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
 - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
 - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights

of Way users at all times.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.