

Item Number: 12
Application No: 21/00128/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Mrs C Lawson
Proposal: Change of use of agricultural land to allow the siting of 3 no. camping pods with associated parking and access track to be used in connection with Deepdale Farm wedding venue and Air Bnb use (May to Sept) and Airbnb use (Oct - April) together with erection of a sofa barn to be used in connection with Deepdale Farm wedding venue (May to Sept only.)
Location: Deep Dale Farm House Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6LE

Registration Date: 24 February 2021
8/13 Wk Expiry Date: 21 April 2021
Overall Expiry Date: 18 June 2021
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Kirkbymoorside Town Council	No observations
Highways North Yorkshire	No objection
Environmental Health	No objection
NYCC Natural Services	No concerns
Environmental Health	Comments

Representations: Mr William Breakell, Mr Andrew Gardner, William Breakell, Mrs Ruth Breakell, Andrew And Kay Gardner,

SITE:

The application site relates to Deepdale Farm. The site lies to the east of the village of Keldholme, north of the A170.

The site incorporates a livery business, some existing holiday accommodation and has permission to offer wedding events between May to September which was approved under application reference 17/01455/FUL.

The site is accessible by two accesses. The original access is taken via the lane between Moorcroft and Sunnycroft, passing via South View is from Village Street. As part of the 2017 application, an additional access was proposed and constructed, accessed via Bogg Hall Farm to the north of the village, taken from Gray Lane. This was conditioned to be used for all livery, wedding and holiday accommodation approved. This is now created and in use.

The site falls within the Fringe of the Moors Area of High Landscape Value (AHLV) and the majority of the site is located within land designated as 'Wider Open Countryside.'

PROPOSAL:

The application seeks planning permission for the:

Change of use of agricultural land to allow the siting of 3 no. camping pods with associated parking and access track to be used in connection with Deepdale Farm wedding venue and Air Bnb use (May to

Sept) and Airbnb use (Oct - April) together with erection of a sofa barn to be used in connection with Deepdale Farm wedding venue (May to Sept only.)

This was originally described and advertised as:

Change of use of agricultural land to allow the siting of 3 no. camping pods with associated parking and access track together with erection of sofa barn to be used in connection with Deepdale Farm wedding venue (May to Sept) and Airbnb use (Oct - April)

This would include three no. timber camping pods (capable of accomodating between 2-4 people) in a field directly to the south of the farmstead, to the east of the access road into the farm, set against a backdrop of existing hedging. The pods would span 5.2m long x 2.4m wide, with an 'arched' form, including a maximum height of approximately 2.7m. Each pod would include a 1m long terrace and a parking space, accessed via a stone track taken from the field entrance.

The sofa barn is a simple wooden structure that would span 3.6m x 2.4 metres and incorporates a monopitch roof design, with a maximum height of c2.5m. This would be positioned within the planting belt to the south west of the farmstead.

This change in description was fully readvertised on the 26th May 2021 , to ensure there was full clarity that the intention was for the proposed camping pods to be used all year round for the Air Bnb use, in addition to use by wedding guests. It was confirmed that the Sofa Barn would only be used in connection with the wedding business and would not be separately let on Air Bnb etc so this was clarified within the description. The Design and Access Statement noted "The idea behind the sofa barn is that it will be available for use during wedding events as a form of 'chill out' and relaxation area. "

This readvertisement would also ensure neighbours were aware of the changes made to the originally proposed scheme detailed on the revised plans and in the Agents supporting letter dated 27th April 2021, these included.

- A significant reduction in the red line area of the application site where the three no. camping pods were located.
- The proposed compacted stone access track was also significantly reduced in scale, to include the omission of a vehicle turning area. The access track would retain a central grass strip for 'a softened appearance.'
- This area where the compacted stone track was omitted would be replaced by a proposed pedestrian link (surrounded by wildflower planting) between the pods and the farmstead where the toilet/shower facilities are already located in a purpose built block. Confirmation was provided that the pods do not have toilet/washing/cooking facilities within them so no drainage was needed.
- Planting specification/landscaping details was provided for hedging between pods
- Removal of reference to a reed bed
- No trees removal would be required to site the Sofa Barn, with no foundations necessary.
- It was noted by the Agent that "for the avoidance of doubt, the only access to be used is that shown on the attached plan."
- The Agent confirmed in an email dated 21st May 2021 that there would be no food offer on the site "so hopefully will bring trade locally."
- The Agent confirmed in an email dated 26th May 2021 that
- The livery is naturally winding down. There is just 2 people/horses as opposed to 8 before. This has significantly reduced traffic on the access road.
- Whilst it is useful to have all year round use it is unlikely that there will be much update of the pods in the winter.
- In general therefore business traffic will be minimal in winter.

POLICIES

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP8 Tourism
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
Local Plan Strategy - Policy SP21 Occupancy Restrictions
National Planning Policy Framework
National Planning Practice Guidance

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.

17/01455/FUL: 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). Approved.

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)Approved.

REPRESENTATIONS:

Five formal letters of objection were received from contributors living within two properties, which will be summarised below. There are also other letters available to view online from third parties seeking clarification on certain points. Members can access the detailed responses in full on the planning file, which is available online:

22nd March 2021 - Mr Gardner – Southview - Objection

The area already has enough visitor development and this application suggests the first three pods are only a first phase

- Access to the wedding venue was settled in 2018 with a new road, but Village Street which is only a green lane across 3 neighbours land is still used regularly by guests, service vehicles and

the occupants of Deepdale Farm. More features would only increase this traffic.

- Will cause harm to the quality of lifestyle and business of the holiday cottage.
- Is there really a demand for luxury pods out of season and without full facilities in an exposed location.

22nd March 2021 - Mr Breakell - Moorcroft – Objection

- Pods would be overdevelopment in an Area of High Landscape Value.
- Current proposal is small, but concern about further incremental growth of use and environmental and social intrusion.
- Extensification of site - Area previously allocated to ‘non farming activities’ was confirmed to the new buildings around farm yard and one camping field. This additional field would be operated all year round as accommodation and should have conditions attached regarding use, noise, lighting and other limits.
- Concern over scale of access track, why invest in an access track going nowhere and pods being at the furthest point from wash facilities. Concerns about future growth
- The Planning Statement notes the pods will be let on a B&B basis, does this imply the breakfast will be provided elsewhere as the pods don’t have cooking facilities. Will temporary equipment be used with possible environmental health or safety considerations.
- Self contained without a toilet or wash hand basin? Will there be subsequent plans for facilities?
- The proposals are likely to displace guests from existing accommodation in the immediate locality, rather than meeting demand.
- Concern over point in the Planning Statement where it was noted (para. 6.24) that the camping pods will be served via an existing reed bed... Does this refer to the foul drainage for the existing washroom facilities or for some other proposal.
- The Planning Statement noted (para 5.5) that the site was well screened, evident though the name ‘Deepdale’ the site is on a ridge was originally called ‘High Barn.’
- Signage implications to ensure access is taken via Bogg Hall Farm on Grey Lane rather than the existing access via Village Street. Currently temporary signage is only present in association with wedding events. Wouldn’t support a proliferation of directional signs, important guests use the route as agreed in previous consents.
- There should be no use of the field other than in association with the pods (ie. not for general car parking or camping.)

24th March - Mrs Breakell – Moorcroft - Objection

- Wedding business has a number of substantial buildings associated and the addition of a sofa barn wouldn’t be in keeping with the usual requirements for people who choose a rural event for their nuptials. Would require maintenance to keep free of vermin and would be a temptation to use facilities out of season to keep it maintained.
- The proposed pods in a further field and substantial access road is clearly intended to be a growth area for the business. The siting of the pods at the far end makes it clear future application would be ‘infill’
- Disagree with the term luxury, given no washing or toilet facilities.
- Mindful of the road surface across the field, disturbing to flora and fauna of this area recognised for its special qualities and knock on impact of species hierarchy.
- Objects on the grounds of inappropriate business extension, encroachment of business unnecessarily into landscape, adverse disturbance to environment. All these objection take into consideration the planning permissions (with restrictions) already given to Deepdale Farm for the wedding business. It remains difficult to monitor traffic using the old access route and also to report on noise infringement which places the onus of complaint firmly with neighbouring properties who are inconvenienced by the wedding business and any extensions.
- 16th June 2021 - Mr and Mrs Gardner – Southview – Objection
- Change of use is inconsistent with the “farming nature of the property” and the use as a wedding and after party venue impacts very directly and detrimentally with the peaceful

lifestyle enjoyed at Southview for the last 20 years.

- The proposal means the site will be available all year round together with the associated waste and intrusion of both noise and people.
- The previous application was granted on the basis of the new access road being used by the occupants and business, so far the new access has been built but the old one is still the preferred route. (Case Officer Note, the previous applications confirmed that the livery, wedding and holiday use must use the new access, it was not appropriate in Planning Terms to control the movement of the occupiers of Deepdale in their personal capacity or private guests.)
- The intrusive effect of weddings and their associated “partying” are out of keeping with the camping/glamping. Which discipline will prevail?
- No facilities are available to service their AirBnB outlets.
- The Applicant cannot have their cake and eat it. A gate has existed to block off the route but has not been employed due to “good neighbours” relationship. It is intended now that this will be installed to prevent access and egress and recreate the calm that previously prevailed.

16th June 2021 – Mr and Mrs Breakell – Moorcroft – Objection

- The changes do nothing to ameliorate the potential impact of the development and the clarification amplifies that the site will be available 364 days, with no facilities to support the concept of a ‘bed and breakfast’ in ‘glamping pods’
- The existing use continues a long saga of ignoring planning regulations. Since retrospective permission was approved, breaches of the conditions continue, delivery trucks and guest vehicles including late at night. Thus, although the pods appear small in scale it seems highly likely that they will add to the breaches of conditions at Deepdale farm as the Applicants have not been able to control the existing access.
- Guests would be likely to use the land from Village Street to Deepdale late at night...this will continue to be a noisy intrusion.
- Pods will have no facilities but no clarification on the breakfast element of the Air BnB
- Ill conceived application, possibly as a means of overcoming the ‘no further camping use’ of the nearby field associated with wedding events. Increasing traffic to and from the site will increase the safety risk on the official route near Bogg Hall where the vehicular access is poor and from a 60mpg road.
- Application in the AHLV will do little for community but bring about negative impacts for neighbours.

Town Council

The Town Council confirmed on the 17th March 2021 “no observations were recorded.”

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.

i) 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. “

It is noted that concern is raised relating to ‘extensification’ of farming land. It is noted that these structures could quite easily be removed in the future and would not contribute to the permanent loss of agricultural land.

It is also not considered that to approve permission for these units would be at the expense of the viability of other similar tourism developments in the locality. Additionally, the Agent has confirmed that there will be no meals provided for future holiday makers nor specific washing facilities, which is not a concern in planning terms. There is an existing shower and WC block (approved under 18/00023/FUL) in close proximity within the farmstead which is considered to be an acceptable arrangement and similar to many camping facilities in the District. No specific new drainage foul water drainage facilities are therefore required and surface water arising from this development development will be drained to soakaway, which will be controlled by condition.

It is therefore considered that subject to full consideration of the other aspects below this proposal for a 3no. small camping pods and 1no. sofa barn is acceptable in principle.

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

Policy SP13 Landscapes of the Ryedale Plan, Local Plan Strategy notes the *“Fringe of the Moors are valued locally for their natural beauty and scenic qualities... there are particular visual sensitivities given their topography and resulting long distance views in Ryedale and further afield....The Fringe of the Moors are of significant historic landscape value and loss or degradation of the elements that are integral to their historic landscape character make these landscapes particularly sensitive to change.”*

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 and... 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 proposed sofa barn, given its position within a well wooded landscaping belt and the modest proportions would not result in harm to the character of the locality nor AHLV. The Council’s Tree and Landscape Officer confirmed no objection to this element of the development and recommended no conditions in relation to the sofa barn.

The 3no. pods, located in the more easterly field are also considered to be modest in scale and form. Whilst concerns have been raised in potential to possible other future development, as part of this

planning application only the proposal in its current form can be considered. They would be completed with medium to dark coloured horizontal timber boarding, which would be able to weather naturally.

The pods would be set against a backdrop of existing mature hedging, which would left to grow up in height, as per the details within the proposed block plan and internal hedging would also be provided.

As noted the proposal would incorporate an area of access track and access footpath. It is considered that there would be only very distant public views of these units and the associated development, given their position, limited scale and use of natural materials, they would not appear isolated in the wider AHLV nor materially impact upon the ambience of the area.

A condition will be ensured to prevent any lighting without the prior written approval of the LPA. The Tree and Landscape Office has recommended conditioning of the further landscaping specifications proposed.

It is considered that the above referenced reduction in hard surfacing is welcomed, as was the reduction of the red line site area originally proposed. The placement of the pods in a part of the field further away from the farmstead (noted as a concern in the representations as perhaps being placed with a view to future further 'infill') is not considered inappropriate. Neither would it mean that future development would be automatically welcomed, any future application would be assessed on its own merits.

Therefore it is not considered that these structures nor the new access track would result in harm to the character or form of the application site, surrounding land or Area of High Landscape Value.

Furthermore it is not considered that this proposal would result in harm to the special character and appearance of the adjoining North York Moors National Park.

iii) 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 summarised above, the occupiers of neighbouring properties (Moorcroft and Southview) have indicated their concerns in relation to the development and in terms of the ongoing compliance to the previous conditions associated with 17/01455/FUL, mainly focusing on the perceived inconsistent use of the new access via Bogg Hall Farm. Concerns were raised that this was not being consistently used and that guests, holidaymakers, livery users and delivery drivers could still be found using the original access – impacting upon the amenity of the residents in close proximity to the access.

This proposal confirms that the new tourism accommodation would be taken only via Bogg Hall Farm and the 'Traffic Access Plan' submitted to illustrate the correct entrance, which would be conditioned by the LPA should this application be approved.

It is noted that the occupiers of South View has indicated their intention to block off the route between Deepdale Farm and Village Street. This is noted, this is a civil matter which is not within the remit of the Local Planning Authority to comment on or control, however it is noted that should this happen, the application site would retain its access via Bogg Hall Farm.

The issue of compliance with the earlier planning conditions is a matter than could potentially be further explored under Planning Enforcement powers. Recent discussions have been ongoing with the Applicant, following concerns being raised by locals with the Case Officer. Action has been undertaken by the Applicant to install an additional signage to confirm that the Village Street Entrance is not for access for site wedding/holiday visitors.

It was noted by the Applicant that companies/wedding guests/holiday makers are advised of the correct access to use prior to coming to the site and that following the recent concerns, two suppliers and a specific taxi company were identified and would be contacted to be reminded of their obligations. The Applicant also confirmed that the gate allowing access to Village Street can be locked. (This was not conditioned specifically last time, as should vehicles access the property and travel northwards only to find a locked gate, turning may be challenging and this may result in more congestion.) However it would be sensible for this to be locked at during the event to ensure that all exits from the site are via Bogg Hall Farm. This point is not necessarily as relevant for this specific application for the holiday accommodation, but will form advice provided to the Applicant.

Signage was conditioned and installed as part of the earlier application, with as noted, additional recent signage has been installed on Village Street. However, to again strengthen this, a condition to ensure that there is additional signage within the at the curve in the lane where vehicles would exit onto the Bogg Hall Farm Track will be recommended, to clearly indicate that all livery/holiday/wedding traffic must proceed that way only is recommended.

It is considered that this is a pragmatic approach of dealing with concerns as they arise but that if necessary, in the future more formal action could be undertaken. It was previously noted that “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 considered that the Applicant is willing to maintain open communication with suppliers and upon request from the LPA has followed up breaches with third parties when they have been reported.

The Council’s Environmental Health Team have been consulted in relation to this proposal for the new holiday accommodation. The EHO noted in a response dated 15th April 2021 that “*I have no objection to this application with regard to noise, however I recommend that a condition be considered to implement a noise management plan to control any noisy outdoor activities at the glamping pod site at unsociable hours by the hirers.*”

The Agent provided a Noise Management Plan (dated 18th June 2021) which noted the following points:

“Objective: To control any noisy outdoor activities at the glamping pod site at unsocial hours by the hirers.

In addition to the previously approved Noise Management Plan (All Sections including Section 3.5), Noise Assessment Criteria and Noise Complaint Record Sheet approved under planning permission 17/011455/FUL the proposed additional parameters will be put in place for the proposed development under 21/00128/FUL.

- During visitor usage of the camping pod site a regular patrol of the area will be carried out by the same nominated Noise Management Officer (NMO) to ensure that breakout noise from the area is kept to a minimum. This will take place first thing in the morning and last thing at night. During a wedding event, more regular patrols of the site will take place, every hour between 6 – midnight.*
- During an event the NMO shall be responsible for the implementation of the Noise Management of the whole site.*
- All monitoring shall be documented and kept available for inspection by an authorised officer of Ryedale District Council.*

- *A pre-letting information package will include confirmation that the only access to the site is through Bogg Hall Farm, Keldholme, Kirkbymoorside.*

- *In addition, information within the pods themselves will confirm that any music should be kept to a low level due to the rural location and the proximity to neighbouring residential amenity. It will also confirm that the units are continuously monitored under the management of the farmhouse which is at all times occupied. That a regular night patrol is undertaken to ensure noise from the camping area is being kept to a minimum on account of controlling noisy outdoor activities and to protect other paying guests, neighbouring amenity and general good practice for overall safeguarding and site safety and management.*

- *To clarify, the sofa barn is only to be used in connection with weddings and therefore will fall under the remit of the original Noise Management Plan.”*

The Councils Environmental Health Officer confirmed in an email dated 23rd June 2021 that *“I am satisfied that if the Noise Management Plan as submitted 18th June 2021 is in place, this will be sufficient to control any noise outbreak.” This NMP will therefore be conditioned.*

iv) 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 confirmed that *“The proposal to erect 3no. glamping pods is not considered likely to generate a significant increase in vehicular activity to the application site and the existing approved access via Bogg Hall is considered appropriate to facilitate access to the proposed units with no concerns to highways safety raised. Therefore there are no local highway authority objections to the proposed development.”*

As noted, a condition is recommended to ensure that the holiday uses are only accessed via the Bogg Hall Farm access and additional signage. Subject to this, it is considered that this proposal would have no adverse impact upon access and highway safety.

v) Other Matters including Consultation Responses

The Council’s Tree and Landscape Officer has reviewed the application and raised no concerns with regards to trees or potential impacts upon wildlife. A condition will be recommended to ensure the new landscaping is undertaken in accordance with the proposed block plan.

The North Yorkshire Ecologist noted *“Although no ecological information is provided, aerial photographs suggest that the field concerned is agricultural grassland immediately adjoining the farmstead, which is likely to be of minimal ecological value. The application site does not impact on any designated nature conservation sites or features, and no removal of hedgerows or trees is required. The planning statement acknowledges the need to avoid intrusive lighting. On this basis, we have no concerns from an ecology point of view.”*

Conclusion

The proposed additional holiday accommodation has been carefully considered and in principle, this is considered to be acceptable subject to the recommended conditions, including the use of the Bogg Hall Farm access only and adherence to the Noise Management Plan, with some additional internal signage.

It is considered that the proposed physical developments are acceptable and subject to condition would not result in unacceptable harm to the character and appearance of the immediate and wider landscape.

Therefore subject to all conditions which have been detailed above, it is considered that the proposed

development meets the relevant policy criteria outlined within Policies SP1, SP6, SP9, SP13, SP16, SP19, SP20 and SP21 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

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 documents/plan(s):

Proposed Location Plan (Drawing no. D11881-03 Rev G)

Proposed Block Plan (Drawing no. D11881-04 Rev G)

Traffic Access Plan (No drawing no. Scale 1:2500)

Glamping Pod Log Cabin (Drawing no. D11881-09 Rev A)

Sofa Barn (Drawing no. D11881-05)

Proposed Longitudinal Site Elevation (Drawing no. D11881-10 Rev A)

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

3 Unless otherwise agreed in writing by the Local Planning Authority, the scheme of landscaping as detailed on the Revised Proposed Block Plan (Drawing no. D11881-04 Rev G) 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.

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.

4 The development hereby approved shall be operated in accordance with the approved Noise Management Plan produced by Cheryl Ward Planning, dated 18th June 2021. 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 are maintained.

Reason: To prevent harm to neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

5 Unless otherwise agreed in writing with the Local Planning Authority, no further associated uses (ie. camping/car parking) are hereby permitted within the field in which the 3no. camping pods have been approved, excepting those permissible under permitted development rights.

Reason: To prevent harm to neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 6 The holiday accommodation hereby approved shall only be accessed in accordance with the access management arrangements via Bogg Hall Farm, Gray Lane, as confirmed on the drawing titled "Traffic Access Plan"(Scale 1:2500)

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

Informative: The Applicant/Agent are respectfully reminded of their duty to ensure all holiday/livery/wedding traffic use this access via Bogg Hall Farm.

- 7 Unless otherwise agreed in writing with the Local Planning Authority, new internal signage shall be installed at the curve in the access track, where vehicles exiting Deepdale Farm should travel northwards to the Bogg Hall Farm exit to remind holiday makers/wedding guest/livery users of the correct site exit.

Reason: To prevent harm to neighbouring amenity in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

- 8 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.

- 9 The accommodation hereby permitted 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.

- 10 The holiday accommodation hereby permitted (3no. glamping units 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.

- 11 The owners/operators of the holiday accommodation hereby permitted 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. 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.

- 12 Unless otherwise agreed in writing with the Local Planning Authority, prior to the above ground construction of the developments hereby approved, 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/access track 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 any above ground construction.

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.