

Item Number: 8
Application No: 21/01223/FUL
Parish: Scagglethorpe Parish Council
Appn. Type: Full Application
Applicant: Mr Thomas Webster
Proposal: Erection of amenity building for the use of residents at Primrose Corner
Location: Primrose Corner Scagglethorpe Malton North Yorkshire YO17 8DZ

Registration Date: 14 September 2021
8/13 Wk Expiry Date: 9 November 2021
Overall Expiry Date: 18 October 2021
Case Officer: Gary Housden **Ext:** Ext 43307

CONSULTATIONS:

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|-------------------------------------|----------------------------|
| Highways North Yorkshire | No objections |
| Scagglethorpe Parish Council | Strongly oppose and object |
| Caravan (Housing) | No Objection |

Representations:

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SITE

The application site is located at Primrose Corner Scagglethorpe approximately 400 metres to the west of the main village. The site is located to the south of the existing A64 and its southern boundary and entrance is obtained from the route of the old A64. The site is well screening by existing planting adjacent to the northern boundary of the site and there is also well established hedgerow planting along the southern boundary. There is a small section of boundary fencing adjacent to the site entrance and tall solid gates which are approximately 2 metres in height. The ground level of the site is set slightly lower than the adjacent public highway.

The site currently has the benefit of planning permission for two static caravans and two tourers plus an amenity building. These were approved in 2018 (see History section of this report below).

PROPOSAL

This application is for the erection of a second amenity building which is proposed to be located in the south-western corner of the site.

The amenity building would have similar proportions to the existing amenity building that is located towards the centre of the site and would be of brick and pantile construction. Its dimensions are 6.5 metres by 11.3 metres with an eaves height of 2.5 metres and an apex height of 4 metres. The interior of the amenity building contains a day room (including a kitchenette facility) plus a store, utility room and a small bathroom.

Plans and elevations of the proposed amenity building are appended to this report together with a brief Design and Access statement submitted by the agent setting out the background to the site and the reasons for making the current application.

HISTORY

16/01690/CLEUD Certificate of lawfulness relating to the use of land known as Primrose Corner as residential including the siting of at least 2 residential caravans. Approved 13.12.2017

18/00016/FUL Increase in area for residential use and increase in number of caravans to two touring caravans and two static caravans and the erection of an amenity building. Approved 13.07.2018

POLICIES

List of relevant Development Plan Policies

Ryedale Plan Local Plan Strategy Adopted September 2013

SP1 General Location of Development and Settlement Hierarchy.

SP4 Type and Mix of New Housing

SP5 Sites for Gypsies and Travellers and Travelling Show people.
SP13 Landscapes
SP16 Design
SP19 Presumption in Favour of Sustainable Development
SP20 Generic Development Management Issues

CONSULTATION RESPONSES

NYCC Highways –No objection

Ryedale District Council Housing Services Manager - No Objection

Parish Council – Objections Raised. Comments are appended in full to this report

In summary the Parish Council has raised concerns that the proposal is located outside the village development limits; that the building is unnecessary; that it is too large in comparison to other amenity buildings (such as those located on Tara Park); that it will be visually intrusive and concerns over potential for future expansion at the site. The Parish Council has also raised queries relating to Council Tax and provision of drainage matters that are not material to the consideration of the application

Third parties - No response

APPRAISAL

The following matters are considered to be relevant to the consideration of this application:

- The principle of development,
- Design issues,
- Landscape impact.

Principle of Development

The application site is located in open countryside outside of the development limit of the village. Members will be aware however that this site has a history that pre dates planning control. In addition the more recent planning history accepts that there is a lawful use of the site for the standing of two residential caravans and that planning permission was also granted in 2018 for two touring vans and two static vans plus an amenity building within the extent of the lawful site.

The current application does not propose any development beyond the lawful site boundaries which are very well defined by established hedgerows and tree planting and also by a tall section of screen fence and gates adjacent to the site entrance.

In principle is considered that there is no objection to the proposed additional amenity subject to the further consideration of design and landscape impact issues that are further discussed in the report below.

Design

The amenity building is identical in its proportions and use of materials to the existing amenity building that is already located centrally on the site. It would be built using red brick walls and a clay pantile roof. Photos will be presented at the meeting showing the existing site and its surroundings. Whilst views of the upper part of the roof of the existing amenity building may be obtained from the highway to the south (the old A64) it is considered that the location of the proposed amenity building in the south western corner of the site will mean that it is less conspicuous because of the adjacent boundary screening.

The detailed description of the amenity building is set out in this report above. Its facilities, proportions and materials proposed are very similar to those used on the extension site at Tara Park. Whilst the amenity building has a utilitarian appearance its design is considered to be appropriate in this context. Good quality external materials are proposed and it is therefore considered that Policy SP16 Design of the Local Plan Strategy is satisfied.

Landscape Impact

The site is not located in any area of special landscape designation. It is however located in open countryside where the impact of development is still required to be carefully considered. As previously mentioned in this report the site has well defined boundaries and is considered to be well screened by existing vegetation. The chosen location for the proposed amenity building is considered to be very well screened, to the extent that little if

anything of the proposed amenity building will be visible from outside of the site. The visual impact on the wider landscape is considered to be negligible and therefore no objections are raised in terms of Policy SP13 Landscapes

Other Matters

Members will note the matters raised by the parish council. The objections raised by the parish council (insofar as they are material to the application) have been considered in the appraisal section of this report.

RECOMMENDATION: Approval, subject to the following conditions:

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

Reason: To ensure compliance with S51 of the Planning and Compulsory Purchase Act 2004

2. The development shall hereby permitted shall be carried out in accordance with the following approved plan(s): Drawing No. PC202108 1 Rev. A; Drawing No.PC202108 2 Rev. A; Drawing No. PC2021 3; Drawing No. PC202108 4 and Site location Plan Scale 1:1250 (extent of red and blue land)

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