

Item Number: 12
Application No: 22/00796/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Mr and Mrs John Carlton-Musker
Proposal: Siting of 3no. shepherd huts for holiday let accommodation, to include the installation of decking to serve 1no. shepherd hut and landscaping.
Location: Land To Rear Of Highfield House Kraig Lane Keldholme Kirkbymoorside

Registration Date: 29 July 2022
8/13 Wk Expiry Date: 23 September 2022
Overall Expiry Date: 4 January 2023
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Kirkbymoorside Town Council	No response received to date
Highways North Yorkshire	No Objection
Caravan (Housing)	Recommend Informative
Environmental Health	No Objection
Tree & Landscape Officer	No Objection
Highways North Yorkshire	Awaited

Representations: T J & K A Bradford, Mrs Rachael Smith, William Breakell,

SITE:

The application site relates to the domestic property of Highfield House, located on the eastern side of Gray Lane, Keldholme, together with paddock land adjoining but separate to its domestic curtilage to the east of the plot, which contains stables and a fenced turnout area for horses. The site is rectangular in form, spanning a maximum of c80 metres from east to west and c20 metres from north to south.

The dwelling and domestic curtilage fall within the Village Development Limits however the paddock land falls outside these limits, within land designated as the Wider Open Countryside under the Ryedale Plan, Local Plan Strategy.

The site is accessed via a shared vehicular access taken via Kraig Lane to the north, which also serves The Heights and Rockwood. It has been confirmed that this lane falls under the ownership of the Applicants and the other properties benefit from a right of way across this.

A public right of way is located in close proximity to the site (c 90 metres at the nearest point) running from where Kraig Lane and Gray Lane meet due eastwards.

The site is adjoined to the east by an agricultural field in separate ownership. To the north it is adjoined by paddock land and non-domestic buildings (including a barn and an outbuilding) in the ownership of The Heights, together with the domestic property of Rockwood. To the west, the site is bounded by Gray Lane and to the south, the site is adjoined by Springfield and a detached stable building.

PROPOSAL:

The proposal seeks planning permission for the siting of 3no. shepherd huts for holiday let accommodation, to include the installation of decking to serve 1no. shepherd hut and landscaping.

This proposal was updated and re-advertised during the application consideration period to alter the originally proposed scheme which related to two shepherd huts and a raised timber studio accommodation above carport for holiday let accommodation. The raised timber studio was omitted and amended to form a further shepherd hut. Landscaping has also been proposed and the small area of decking included for the avoidance of doubt. This was fully re-advertised.

Two of the three proposed shepherd huts would be located to the rear of the parcel of land, within a paddock, which has a detached stable building present.

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 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 most relevant:

3/72/254B: Outline planning permission for a dwelling – Approved 30.11.1987

3/72/254C: Reserved Matters permission – Approved 19.05.1988

01/01194/FUL: Change of use of land to form extension to domestic curtilage and erection of conservatory and double garage extension to workshop – Approved 13.12.2001

02/01059/FUL: Erection of stables – Approved 05.02.2003

06/00809/OUT: Erection of a dwelling – Refused 22.09.2006 – Dismissed on Appeal

08/01014/FUL: Change of use of paddock to form extension to domestic curtilage and change of use and alteration of block of 3 no. stables to form 2 no. garages and domestic workshop – Refused 23.12.2008 – Dismissed on Appeal

10/00161/CLEUD: Application for a Certificate of Lawfulness in respect of the use of land as domestic garden to Highfield House in excess of 10 years – Refused on 16 April 2010 – Appeal withdrawn on 22 October 2010

11/00224/CLEUD: Application for a Certificate of Lawfulness in respect of the use of land as domestic garden to Highfield House in excess of 10 years (revised details to refusal 10/00161/CLEUD dated 16.04.2010) Refused 16.12.2011.

REPRESENTATIONS:

Members will be able to read all consultation responses in full on the planning file.

The following summarised objections were received between the 11th and 22nd August 2022 from the occupiers of Rockwood and Moorcroft, Keldholme.

This was based on the original description for two shepherds huts and a raised timber studio accommodation above carport for holiday let accommodation.

TK and KA Bradford of Rockwood Keldholme – 10th August 2022

- Concerns over changing an agricultural pony paddock into a commercial tourism enterprise
- Increase of vehicle movements along Kraig Lane and potentially disturbance from visitors to the three self-contained holiday units.
- Concern that the site is located outside of the Village Development Limits, this could set a precedent for further development outside development limits and have a detrimental visual impact on the special nature and setting of Keldholme contrary to Policy SP13.
- This is located within an Area of High Landscape Value and the special nature of the Development Limits around Keldholme should be protected and in planning terms. There is a presumption against allowing any new development outside of development limits.
- It is considered the scheme would result in an “unacceptable visual intrusion and impact upon the character of the locality” in discordance with Policy SP8 due to the 4.5m high holiday apartment being visible from the rear elevation of Rockwood. The two shepherd huts will be in clear view from the fields to the east and the public right of way running towards Spaunton Quarry.
- Concern over light pollution and visual intrusion, with a requirement for safely lit access for future occupiers.
- Details provided of other refused applications from 2006-2021 provided, including the view of a Planning Inspector on the case 08/01014/FUL. (Case Officer note: these identified applications were not solely for tourist accommodation.)
- Concern about precedence if this particular application were granted, the LPA would find it difficult to refuse other similar applications in the future.

Mr William Breakall, Moorcroft – 20th August 2022.

- Application is outside development limits for Keldholme which have been well researched, defined and documented and tested by Planning Inspectors. If the clearly defined limits were breached it could set a precedence for other applications.
- The development would affect the overall ambience of the community through the introduction of commercial development in an area of high landscape value. Concern over noise and light pollution and traffic movements on the quality of life of local residents.
- No facilities in Keldholme (shops etc), guests would need to use facilities in Kirkbymoorside or elsewhere generating additional traffic movements.
- Concern over the junction of Kraig Lane and Gray Lane, close to a bend where there has been injury accidents in the past. The Village already has an issues with speeding traffic, effecting

horse riders, cyclists and pedestrians. There is no pavement on Village Street /Gray Lane.

- There is no overarching need for additional non serviced tourism accommodation, as this is already well provided for. There is also a range of serviced accommodation available. The ‘need’ for further non serviced accommodation cannot be used as a reason for breaching the clearly demarcated and well-argued case to maintain the existing development limits.

The following summarised objections were received between the 22nd December 2022 and 4th January 2023 from the occupiers of Rockwood, The Heights and Moorcroft, Keldholme. This was based on the revised description relating to three shepherd’s huts.

TK and KA Bradford of Rockwood Keldholme – 23rd December 2022

- *“After reviewing the amendments, we are writing to confirm that our comments within our letter dated 10th August 2022 remain unchanged, as our objection revolves around allowing development outside of the Development Limits of Keldholme and materially within the area designated as an Area of High Landscape Value (SP13).*
- *Furthermore, after reviewing the supporting statement submitted by Ms Atkinson dated 16th December 2022, it appears that there has been some discussion regarding the suitability of the application site to accommodate the number of occupational units, ie. the residential dwelling and the three shepherd huts, especially with regard to car parking provision.*
- *As matters currently stand, the application site provides two units of residential occupation. Highfield House and an independent residential unit which forms part of the garage block. Therefore, by permitting three further units of occupation within the site, that will take the total number to five residential units capable of independent occupation in the future. This is not shown on the Block Plan dated 19/12/2022.*
- *It is our opinion that the proposed development is not only inappropriate due to the sensitive nature and allocation of the application site, but also that the proposals will create over-intensification of private residential, holiday let accommodation and paddock land with stables.”*

Rachael Smith, The Heights, Kraig Lane, 23rd December 2022

- *“Firstly, we would like time to consider the impact and legality of running such a commercial venture using the private road, Kraig Lane, which is jointly owned by Highfield House and The Heights. We need more time to seek legal advice on the impact of a tourist venture using our shared private road.”*

Further concerns were noted about the following points:

- Concern over significantly increased levels of traffic to the integrity of the road surface.
- This traffic will travel the entire length of our property as the road bisects our land. Their rear private amenity garden space is open and allows views of the countryside however it is felt that increased traffic would spoil this peaceful, countryside aspect and additional traffic from holiday-makers driving and walking to and from Highfield House will impact the enjoyment of the property. It has been acknowledged that the proposed shepherd huts will be sited in 'open countryside' within 'an Area of High Landscape Value'.
- As the private road bisects our property, their children use the road to play freely in both the field and garden. The Applicants drive considerately when using Kraig Lane, concerned that holiday-makers would lack this awareness or consideration and this could be harmful in terms of safety, there is no warning signage or speed restrictions.

- Concern over noise and disturbance to the quiet, residential area from this proposed commercial venture, which lacks the infrastructure of a commercial venture, such as appropriate access to the site. The nature of the business is that several families will be living in an outdoor environment and that the noise will travel across to our property quite easily.

William Breakall, Moorcroft - 4th January 2023

- *“I wish to OBJECT based on the same seven points as I raised on 20 August 2022, primarily that the proposals lie outside the development limits for Keldholme. The revised application does not address any of these seven points substantively.”*

APPRAISAL:

The main considerations in assessing the impact of this application are:

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

i) Principle of the Development

As noted, two of the three proposed shepherd’s huts are located outside of the Village Development Limits, within the ‘Wider Open Countryside’ and one falls within the development limits of Keldholme.

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan, Local Plan Strategy identifies that in Villages, Hamlets and 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) acknowledges that a key contributor to Ryedale’s rural economy is tourism and it notes *“This policy supports the provision of a range of tourism accommodation across the District.*

Policy SP8 notes that within the Wider Open Countryside the Local Planning Authority will support in principle *“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.”*

Policy SP8 in relation to development within Villages notes support for *“Touring caravan and camping sites and static caravan and chalet self-catering accommodation of an appropriate scale and in appropriate locations on the edges of the settlements.”*

As noted in the incoming representations, significant concerns have been raised about the proposed development in the context of the Development Limits of Keldholme. It is raised that this could set a precedent for further development outside development limits and have a detrimental visual impact on the special nature and setting of Keldholme contrary to Policy SP13. It was further noted in a response that it was understood that in planning terms that this means there is a presumption against development.

Planning history of surrounding sites in Keldholme has also been raised, where decisions have highlighted that certain types of development have been considered inappropriate outside of development limits, including new dwellings for residential purposes, changes of use of domestic curtilage to garden space, use of stables for domestic accommodation etc.

In terms of principle only, Policy SP8 is very clear that for new tourism accommodation such as shepherd huts, its position outside of development limits does not preclude its acceptability as long as it “*can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality.*”

It is therefore considered that subject to full consideration of the other aspects (including an assessment on character and form and impact upon the Area Of High Landscape Value) in terms of principle, this proposal for 3no. 1 bedroom shepherd’s huts is acceptable subject to the imposition of the time limited occupancy conditions for new holiday accommodation detailed within Policy SP21 Occupancy Restrictions in the Ryedale Plan, Local Plan Strategy.

A further condition to tie these new holiday units to the main dwelling of Highfield House will also be recommended to ensure appropriate amenity is secured in perpetuity. This will be further detailed below.

It is also noted that concern over ‘precedent’ has been raised, in planning terms the granting of any approval would not necessarily result in a precedent for future development. Each application is considered on its own individual merit. In this proposal, the proposed shepherd huts, as a form of tourist accommodation, are considered an acceptable form of development at the edge of villages and within the open countryside. This is subject to visual amenity consideration and wider plan compliance, which are considered below.

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

The proposed scheme originally included 2no. shepherd huts to the eastern boundary of the paddock and within the domestic curtilage of Highfield House along the northern boundary, a carport, with holiday cabin above.

Concerns were raised by Officers that the original car port design appeared purely functional and not of a particularly high design quality, exacerbated by the elevated nature. It was considered that this appeared incongruous and it was recommended that this was either removed or redesigned with more traditionally scaled alternatives. Revised plans proposing 3no. shepherd huts were subsequently submitted.

Two shepherd hut styles are proposed for use within the site. The larger unit would measure 6.024m in length, by 3.1m in width, extending to 3.1m in height from the wheel base to the highest part of the curved pitch roof.

The first of these would be placed within the domestic curtilage, along the north of the boundary directly to the east of the vehicle entrance on the existing gravel driveway. The second would be positioned along the north eastern corner of the paddock in close proximity to the eastern boundary, beyond which agricultural land is located and directly to the east of the existing stables building. The second unit would be positioned on timber decking at the same level as the higher grassed bank to facilitate a level position. This would drain to an existing soakaway below this and guttering would be installed.

The third smaller unit would span 6.67m x 2.3m, with a maximum height of 3.14m from the height of the wheelbase to the highest part of the curved pitch roof. This would be positioned the southern eastern corner of the site adjoining the eastern boundary, to the east of the turn out area. It would be installed on a specifically made bonded rubber mulch base which would form a permeable surface.

The Design and Access Statement notes in Section 4.9 that “The applicant has not proposed any outdoor lighting to be fixed to the shepherd’s huts and intends to provide only LED and battery powered candles within the huts to ensure no light spill into the open countryside from the two units.”

It is acknowledged that the three shepherd huts are of a modest scale, each housing up to 2 persons at one time. The nature and appearance of the proposed shepherd’s huts are reflective of an agricultural

setting and constructed with natural timber boarding.

Consequently, it is considered that the two units proposed within the paddock area in proximity to the adjoining agricultural field to the east (which would be closely grouped with existing stable building) would not be likely to appear harmfully incongruous in this setting or represent the domestication of the paddock land.

Having viewed the site from the public right of way to the east, it is not considered that the siting of the two units to the east would result in wider landscape character issues as the sensitively designed units would be anchored in close proximity to existing built development. It is considered that with a condition to secure no lighting of the units (unless agreed in writing with the Local Planning Authority) that these two units would not result in any material harm the special character of the Area Of High Landscape Value in accordance with the requirements of Policy SP13 or materially impact upon local distinctiveness.

Furthermore, a landscaping scheme has been agreed along the eastern boundary of the site which is currently completed with a close boarded fence only, to secure a double planted native hedgerow with a planting height of between 60cm and 80cm. This has been reviewed by the Council's Tree and Landscape Officer who has confirmed in an email dated 3rd January 2023 "*I'm happy to support the proposed landscaping scheme as indicated on the landscape plan and in accordance with the detail of the hedgerow mix and planting specification provided by KVA Planning Consultancy.*" It is considered that this will help to soften the appearance of the units and introduce a boundary treatment more typical of an agricultural setting.

The single unit to be located within the domestic curtilage will be sensitively sited behind a large existing evergreen hedge (approximately 4m high) and public views of this could not be achieved. It is not considered that this unit of a limited scale within the existing domestic curtilage would appear visually incongruous.

The continued use of the existing gravelled car parking area is considered beneficial in landscaping terms rather than creating new areas of hardstanding or access routes.

Subject to the appropriate conditions, it is considered that this proposal can be carried out without material harm to the character of the site and the wider Area of High Landscape Value designation. The proposal is therefore in accordance with Policies SP8, SP13, SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.

iii) Neighbouring Amenity

It is not considered that the 3no. shepherd huts would result in material harm to the amenity of occupiers of neighbouring properties. It is noted that each pod could accommodate up to 2 persons and consequently these would not be likely to be occupied by families. Furthermore, the positioning of the two pods to the east is at a significant distance from neighbouring residential properties at over 39 metres from the domestic curtilages of Rockwood and Springfield.

The unit in the domestic curtilage of Highfield House is in closer proximity to the residential property of Rockwood (at a distance of c5.5 metres) however there is mature boundary hedging between these areas. It is also noted that this is equally close to the Applicant's dwelling and this will be an effective on site management presence. The ownership of the huts will be tied to the ownership of Highfield House to secure this. There would be no instances of overlooking/loss of privacy, nor overbearing development as a result of the proposed development to any adjoining property.

Concern has been raised about intensified use of the access route along Kraig Lane, which falls under the ownership of the Applicant, which presently serves the three properties. When the huts are occupied, undoubtedly journeys along this will increase, however it is considered due to the low capacity of the units that this would not be a materially harmful level and it would be outside of the rear domestic curtilage of the adjoining properties. This access route appears to be in good condition and due

to the nature of the lane, it is not considered that vehicles would be travelling at speed along this route. The Agent has confirmed that they are agreeable to a condition to seek further details of warning signs, including 'children playing' signs to advise caution.

The Council's Environmental Health Team have reviewed this application and were made aware of the objections received and in their final response they have noted "*yes I can confirm that we have no objection.*" Advice was given in relation to lighting being motion sensor, but as no lighting is currently proposed this is not relevant at this point in time. It may become relevant in the future should additional lighting be proposed.

iv) Highway Impact

The proposed shepherd huts will be accessed via the existing vehicular access along Kraig Lane, with a large dedicated parking area for vehicles associated with the dwelling and 3no. proposed huts.

North Yorkshire County Council Highways were consulted on the proposal and confirmed the following in a responses dated 24th August 2022: "*The proposed development of 3 no. units as described within the associated planning documents do not give rise to any conditions considered detrimental to highway safety. The existing access is of sufficient size and construction standard and offers adequate visibility to facilitate safe access and egress.*"

The carriageway adjacent to the site is relatively consistent width, measuring 6.1 metres and the increase in number of vehicular movements associated with these proposals are considered to be low and deemed unlikely to create issues concerning the free flow of traffic therefore - There are no local highway authority objections to the proposed development"

NYCC Highways were re-consulted on the amended scheme, which would omit the carport with cabin above this, having an implication on the original parking arrangement. No further response has been received by the Highways Officers on the revised scheme. It is however considered that there would be sufficient parking for 6 vehicles within the site. This would be the requirement for three spaces utilised for the existing 5 bedroom dwelling and 1 space for each of the shepherd huts.

It is noted that as a result of the incoming consultation responses, it has come to Officers' attention that the incidental space within the detached garage building is presently being used as sleeping accommodation for one of the Applicant's parents due to their health/access requirements as this is a level space with WC although this is not proposed as a long term arrangement. Plans of the dwelling online in 2019 indicate that this was utilised previously as a double garage, gym and office space, with a WC. Meals are taken in the main section of the dwelling as there are no cooking facilities. This separate matter will be reviewed thoroughly for the avoidance of doubt with the Council's Enforcement Officer. Notwithstanding this, even if this were consented annex accommodation or additional sleeping accommodation, the increased number of bedrooms would not increase the level of parking provision required and it remains the 6 spaces necessary. The Agent has confirmed in an email dated 19th January that the garage now only provides 1 of these spaces internally. From measuring the plans, Officers are satisfied that there would be room for 4 vehicles parallel to the house, 1 within the garage and another vehicle within the large gravelled area in a convenient location, with sufficient room for parking and turning. This will be further discussed with the Highways Officer and any update reported to members.

Therefore, whilst the concerns are noted, following careful review, and based on the information provided, it is not considered that this proposal would have a materially harmful impact upon the highway network.

v) Other matters, including consultation responses

In relation to the site drainage, the Agent has confirmed via email on the 19th January that "*with regard to our discussion re septic tanks, the applicant's house is connected to an existing large septic tank which includes a digester. It is proposed that the single hut on the hardstanding would be connected to*"

this, however, due to the location a small package treatment unit will be installed (quite possibly within a unit or within the existing stable/store) to be connected to the 2 shepherds huts within the curtilage area.”

This is considered acceptable and it is clear that the single hut within the domestic curtilage would not impact upon the wider capacity of the existing system. Due to distance from the road, it is appreciated that connection to the mains systems would not be likely to be feasible. The use of a package treatment plant for the remaining two units is welcomed as this would be a more sustainable option in terms of the Environment Agency’s drainage hierarchy.

Concern has been raised by the occupier of The Heights that additional time is required to consider “the impact and legality of running such a commercial venture using the private road, Kraig Lane, which is jointly owned by Highfield House and The Heights.” The Agent has confirmed the following in response to the latest objection shown on the public access site by a neighbour: *“I can confirm that the applicant is the sole owner of the access road known as Kraig Lane. The two neighbouring properties of Rockwood and The Heights have a ‘Right of Access’ over this road to access their properties. This is confirmed by the attached segment from the applicant’s deeds and the land edged in red on the attached land registry map for ease of reference.”* It is therefore considered that this matter has been addressed. Kraig Lane is not illustrated within the red line of the application site and this would have no implication for the declarations and certificates within the application form, but it is considered that this civil matter has been addressed.

Conclusions

The level of local concern is noted and has been fully considered. As set out above, it is considered that, subject to the recommended conditions, the development for new holiday accommodation of a modest scale, in the edge of village/open countryside location has been found to be acceptable in terms of principle, with the revised design considered to assimilate in this rural setting without harmful wider landscape impact.

The revised scheme presents a design that is considered to be reflective of the agricultural setting – with a ‘light touch’ approach – and is reinforced with the new landscaping proposed.

Full consideration has been given to maintaining an appropriate level of residential amenity as have the impacts of the proposed development upon access and highway safety.

Therefore officers are satisfied that this proposal conforms with Policies SP1 General Location of Development and Settlement Hierarchy, SP8 Tourism, SP13 Landscapes, SP16 Design, SP17 Managing Air Quality, Land and Water Resources, SP19 Presumption in Favour of Sustainable Development, SP20 Generic Development Management Issues, Presumption in Favour of Sustainable Development and SP21 Occupancy Restrictions of the Ryedale 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 documents/plan(s):

Location Plan (Blue Jet Mapping 1:1250)

Proposed Block Plan (Blue Jet Mapping 1:1500 Scanned by the LPA on the 19th December 2022)

Proposed Landscaping Plan (Blue Jet Mapping 1:1500 Scanned by the LPA on the 20th December 2022)

Elevations and Plans (Larger Shepherds Hut) (Scanned by the LPA on the 3rd August 2022)

Elevations and Plans (Smaller Shepherds Hut) (Scanned by the LPA on the 3rd August 2022)

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

- 3 The 3no. holiday lets hereby approved shall remain in the same ownership as the property currently known as Highfield House, Keldholme.

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 permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

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

- 5 The accommodation hereby permitted shall be available for commercial holiday lets for a least 140 days a year and shall only be used for holiday letting to the same person, groups of persons or families for period(s) not exceeding a total of 31 days in any one calendar year. The accommodation shall not be used as the sole, or main residence of any occupant.

Reason: The site is located in an area where policy does not support permanent residential accommodation, and to satisfy the requirements of the National Planning Policy Framework and Policies SP8 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 6 The owners shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: In order to ensure that the holiday accommodation is not used for unauthorised permanent occupation, and to comply with Policy SP2 of the Ryedale Plan - Local Plan Strategy.

- 7 Unless otherwise agreed in writing with the Local Planning Authority, no external lighting shall be installed to serve the 3no. shepherd huts hereby approved without the prior written approval of the Local Planning Authority.

Reason: To ensure any additional lighting in this rural location does not result in harm to character and tranquillity of the area in discordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise agreed in writing with the Local Planning Authority, all surface water and foul water shall be undertaken to the satisfaction of an approved Building Control Inspector. If this cannot be provided satisfactorily, the LPA must be advised and prior written approval for another method of surface water disposal agreed in writing.

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.

- 9 All planting seeding and/or turfing comprised in the approved 'Proposed Landscaping Plan (Blue Jet Mapping 1:1500 Scanned by the LPA on the 20th December 2022) and the associated written statement "Landscaping Scheme to sit alongside Landscaping Plan" (Scanned by the LPA on the 20th December 2022) shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees, or plants which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to enhance biodiversity within the site in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 10 The rental of the commercial holiday lets hereby approved shall not commence until details of warning signage arrangements are submitted to and approved in writing by the Local Planning Authority, including the size, type and positioning of signs. Once approved these shall be maintained for the lifetime of the development.

Reason: In accordance with SP20 of the Ryedale Plan- Local Plan Strategy in the interest of vehicular and pedestrian safety.

INFORMATIVE(S)

- 01 The Applicant is advised to Contact Ryedale District Council's Housing Team to apply for a Caravan Site Licence.