

Item Number: 10
Application No: 13/00056/FUL
Parish: Welburn (Malton) Parish Council
Appn. Type: Full Application
Applicant: Mr John Northgraves
Proposal: Siting of 5no. timber camping pods, toilet/shower pod and formation of parking area.
Location: Jamies Cragg Caravan Site Castle Howard Station Road Welburn York YO60 7EW

Registration Date:
8/13 Wk Expiry Date: 19 March 2013
Overall Expiry Date: 31 May 2013
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council	No views received
Tree & Landscape Officer	Overall the revised landscaping proposals will have local benefits
Highways Agency (Leeds)	No objection
Environmental Health Officer	No objections
Sustainable Places Team (Yorkshire Area)	Comments made
Howardian Hills AONB JC	Observations made
Countryside Officer	
Natural England	No objections , recommend conditions
Neighbour responses:	Roy Halpin, Ruth Grant, Colin Morgan, Dr Amy - Jane Beer,

.....

SITE:

The application site comprises a small area of land bordered by trees to the south of the A64 trunk road, and east of Station Road. It is within the Howardian Hills Area of Outstanding Natural Beauty and is within the ownership of Jamies Cragg static caravan site which lies to the south.

PROPOSAL:

Permission is sought for the siting of five timber camping pods together with a further pod to provide toilet/shower facilities. Five parking spaces are proposed , plus one disabled space.

POLICY:

NPPE

Section 3: Supporting a prosperous rural economy
Section 4: Promoting sustainable transport
Section 11: conserving and enhancing the natural environment

Ryedale Local Plan

TM4- Touring caravan and camping site
T3 - Access to local highway network

APPRAISAL:

The site lies in an area that has been in tourism use for many years. In view of this it is considered that the principle of the use is acceptable in this location. The main considerations are therefore:

- The impact of the development on the character of the AONB
- Access considerations
- Impact of A64 on amenities of future occupiers.

In addition four letters have been received from neighbouring residents expressing concerns.

Impact on character of the AONB

Policy ENV2 of the Ryedale Local Plan seeks to ensure that any development which would adversely affect the natural beauty of the AONB will not be permitted.

It states:

“The natural beauty of the Howardian Hills Area of Outstanding Natural Beauty will be given the greatest possible protection and, in this area, this will be given priority in the determination of development proposals.”

This is re-iterated in the more up- to- date national advice contained in the NPPF which states at para 115:

“ great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty.”

The proposed pods are situated in an area that is prominent when viewed from the A64, Castle Howard Station Road, and from the Welburn direction. The land has mature trees along the front boundary, however there is little screening at lower level. Some years ago an earth bund was created. Whilst it is not a natural feature, it was relatively insignificant in the landscape . However during the course of the last year it has been increased in height and planted with Laurel. Other domestic planting including daffodils and tulips have also been planted around the site. It is not considered that this is in keeping with the natural rural character of the area. The access to the site was partially tarmaced and widened.

Officers had concerns that given the inadequacy of the planting, the pods, parking and lighting would be visually intrusive and as such would have an adverse impact on the character of the ANOB. This is a concern that is also raised by neighbouring residents.

Taking account of these concerns (and the works that had been carried out to the area over the past year or so) officers have sought improvements through negotiations that would be of long term benefit to the character of the area.

Discussions have resulted in a revised landscaping plan being submitted which includes the reduction in the size of the bund, the removal of the more domestic planting and the provision of a significant level of natural species to enhance the rural character of the area. The Council's Tree and Landscape Officer has been involved in the negotiations and has advised that:

“The revised landscaping proposals will have local benefits by bringing about a ruralisation of the external appearance of the site viewed from both the north eastern and south western approaches to the site along the A64”

It is also noted that the pods will be timber boarded which will help to blend them into the background. The landscaping includes a buffer to reduce the width of the access, which again will be a significant visual improvement to the works that have already been carried out to greater good of the AONB,

Neighbouring occupiers also raised concerns regarding the access onto the A64 and discussions were therefore held with the Highways Agency. The case officer for the Highways Agency advised that he would not object to this application for a relatively small intensification of use of the existing access. In addition the Highways Agency officer did not have any issues with light from the development. As such the Highways Agency have not objected to the application. In view of this it is not considered that a reason for refusal on highway grounds could be sustained.

Amenities of future users

Concern was raised by officers that the site could give rise to noise disturbance for future users. Nevertheless, the Councils Environmental Health Officer has advised that because the site will not be used for permanent accommodation they would not object. The applicants envisage that those using the pod are most likely to stay for only one or two nights before moving on, so the impact on the individuals is limited.

It is noted that neighbouring occupiers have also raised concerns that some of the work to clear the area and widen the access was carried out in advance of the application. This is not in itself a reason for refusal. Furthermore, it is considered that the proposed landscaping will be a significant improvement and address the adverse impact of the works which were carried out without permission.

In conclusion it is considered that the wider benefits to be achieved by the detailed landscaping scheme, together with the low level of development proposed are such that the proposed development broadly complies with policy and the recommendation is one of approval.

National Planning Policy Framework

Ryedale Local Plan - Policy TM4 - Touring caravan and camping sites

Ryedale Local Plan - Policy T3 - Access to the local highway network

Ryedale Local Plan - Policy ENV2 - Development in the Howardian Hills AONB

Ryedale Local Plan - Policy T4 - Accesses onto 'A' roads

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 approved shall be used for holiday purposes only, and not as a person's sole, or main place of residence.

Reason: The development of the site for permanent residential accommodation would be contrary to policy, and to satisfy the requirements of the NPPF, Policy TM4 of the Ryedale Local Plan, and emerging Policy SP21 of the emerging Local Plan Strategy.

- 3 The holiday accommodation hereby approved shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days. The owners/operators shall maintain an up to date register of lettings/occupation and advertising will be maintained at all times. Details of which shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: To ensure that the development is used for holiday purposes, and to satisfy the

requirements of Policy TM4 of the Ryedale Local Plan and SP21 of the emerging Local Plan Strategy.

- 4 Unless otherwise agreed in writing by the Local Planning Authority, the landscaping detailed in the submitted Landscape Report May 2013, shall be carried out in its entirety prior to the siting of the camping pods hereby approved.

Reason: In the interests of safeguarding the character of the Howardian Hills Area of Outstanding Natural Beauty, and to satisfy requirements of Policy ENV2 of the Ryedale Local Plan, and para 115 of the NPPF.

- 5 There shall be no lighting on the site unless details have first been submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining the character of the Howardian Hills Area of High Landscape Value, and to satisfy the requirements of Policy ENV2 of the Ryedale Local Plan.

- 6 Prior to the occupation of the camping pods hereby approved, cycle racks shall be provided on the site.

Reason: In the interests of sustainable transport, and to satisfy the requirements of the NPPF.

- 7 The development hereby approved shall be maintained in the same ownership as Jamies Cragg Caravan Site, and shall at no time be sold or let off separately.

Reason: To enable appropriate management of the development hereby approved, and to satisfy the requirements of Policy TM4 of the Ryedale Local Plan, and the NPPF.

- 8 Unless otherwise agreed in writing by the Local Planning Authority, details of the ground surfacing shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of satisfactory drainage of the site, and to satisfy the requirements of Policy U3 of the Ryedale Local Plan.

- 9 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the satisfactory drainage of the site, and to satisfy the requirements of policies U3 and U4 of the Ryedale Local Plan.

- 10 The location route and detailed method statement for the installation of the foul drainage system and associated works shall be submitted to, and agreed in writing by the Local Planning Authority in consultation with Natural England prior to the commencement of any development on site.

Reason: To ensure an appropriate drainage route avoiding any notified interest of the SSSI, and to satisfy the requirements of the NPPF.

- 11 Notwithstanding the submitted details, and unless otherwise agreed in writing by the Local Planning Authority, any kerbing required to the access shall utilise harvest buff conservation kerbing.

Reason: In the interests of maintaining the character of the AONB, and to satisfy the requirements of Policy ENV2 of the Ryedale Local Plan.

- 12 Unless otherwise agreed in writing by the Local Planning Authority, precise details of a fence to be erected along the eastern boundary of the site shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter the fence shall be erected prior to the first occupation of the camping pods.

Reason: In the interests of visual amenity, and to satisfy the requirements of Policy TM4 of the Ryedale Local Plan.

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

Site plan as proposed dwg no. 101
Indicative Pod design dwg no. 102
Toilet pod as proposed dwg no. 104
Landscape Report May 2013

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

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties