

FULL PLANNING APPLICATION FOR THE DEMOLITION  
OF AGRICULTURAL BUILDINGS AND THE ERECTION OF  
A NEW 1242 SQM MAINTENANCE BUILDING,  
ASSOCIATED SERVICE YARD, GARAGE AND MATERIAL  
STORAGE BAYS

FLAMINGO LAND THEME PARK, ZOO AND HOLIDAY  
VILLAGE,

PLANNING, DESIGN AND ACCESS STATEMENT

NOVEMBER 2019



Chartered Town Planning Consultants



Demolition of agricultural buildings and erection of a new 1242 sqm maintenance building, associated service yard, garage and material storage bays, Flamingo Land Theme Park, Kirkby Misperton

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November 2019

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## 1.0 INTRODUCTION

- 1.1 This statement is prepared in support of a full-planning application for the demolition and replacement of an existing maintenance building at Glebe Farm, which forms part of the Flamingo Land theme park and holiday village in Kirby Misperton. The application also includes the construction of a garage and materials store as part of park's proposals to consolidate their service and maintenance operations at the Glebe Farm site.
- 1.2 Flamingo Land is a nationally renowned tourist attraction and a major employer within the District with a staff workforce of around 500 people. This includes a team of ground workers, joiners, plumbers, electricians and ride engineers who are responsible for maintenance, general upkeep and repairs within both the theme park and the adjacent holiday village. At present, these trades are spread out across the estate. The joiners, for instance, have an equipment store on the theme park but their materials are held within the existing dutch barn at Glebe Farm. The barn is also used to store pipework for the plumbing team, equipment and materials for the ground workers and contains a small workers cabin. In this respect, Glebe Farm already provides a service hub for the park but the intention is now to centralise estate operations here within new purpose built facilities.
- 1.3 This statement should be read alongside the drawings submitted in support of the planning application. It provides a description of the site and its surroundings, the proposed scheme and the planning context before making an assessment of the development within that context.

## 2.0 THE SITE AND ITS SURROUNDINGS

- 2.1 The Flamingo Land Theme Park, Zoo and Holiday Village covers an area of around 150 hectares to the north of Kirkby Misperton. The holiday village, camping and touring fields is located on the western side of the land holding, with the theme park and zoo occupying the central and eastern sections.
- 2.2 The application site, Glebe Farm, is located to the north of Kirby Misperton Road at the southern edge of the Flamingo Land Estate. It lies to the west of the park's main entrance, approximately 400m to the south of the theme park boundary with the intervening fields used mainly as an overflow car park.

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- 2.3 The site measures 0.32 hectares and was historically in agricultural use. The former farm house occupies the front of the plot and behind it there is a quadrant of brick buildings with a dutch barn and several portable structures beyond. To the east of the main building cluster is a grass field which runs to the boundary of the adjacent cemetery, at the rear of No's 1 and 2 School House Court. Access to the farm is provided from Kirby Misperton Road although there is a short track which enables maintenance vehicles access the park to the rear. As it stands, the farm house and brick built structures are in a reasonable condition and until recently, they were used as accommodation for staff within the park. However, the dutch barn and portable structures are in a dilapidated state, there is no formal garaging for maintenance vehicles and materials (sand, salt etc) are stored in large polythene bags on the peripheries of the barn. Viewed together, they contribute to the cluttered and untidy appearance of this part of the site.

### 3.0 PROPOSALS FOR DEVELOPMENT

- 3.1 The proposal is to demolish the existing dutch barn at the rear of the Glebe Farm site, to remove portable structures such as the boat storage container and workers cabin and erect a new purpose built maintenance building, a garage and material storage bays. The works will enable estate operations to be centralised at the site, which is already a hub for trades and services employed throughout the park but now requires larger and improved facilities.
- 3.2 The proposed maintenance building is a simple, portal frame structure measuring 36m (l) × 18m (w) × 8m (h). It will be clad in a mix of larch timber cladding (first floor) and light coloured brick (ground floor) and contains a metal profiled roof (light grey). Internally, the space will be divided between working areas for the various trades on the ground floor (paint shop, joinery shop etc) along with storage, admin and training areas on the first floor. This layout is expressed on the eastern elevation facing the service yard, where there is a series of roller shutter doors positioned between brick piers on ground level and windows on the first floor where the offices are located. The roller shutters continue along the western elevation although there are no windows at first floor level as the storage zone is lit by rooflights.
- 3.3 To the west of the maintenance building it is proposed to construct a single storey garage and materials store. This will be an open sided structure, with a lean-to roof that will utilise the same palette of materials. The garage will be used to house large vehicles and machinery

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operated by the grounds maintenance team and the storage bays will hold sand, salt etc. The new building measures 22m (l) × 6m (d) × 5.3m (h). It will be located 10m away from the eastern boundary of the farm and a line of new trees will be planted in the intervening landscape buffer. To the west, the space between the maintenance building and the garage / materials store will operate as an informal service yard for the manoeuvring of vehicles etc.

- 3.4 The means of vehicular access will be from the short track at the rear of the farm, which provides a 'back door' into the park. There are two existing entrances to the farm off Kirby Misperton Road although the majority of vehicular movements will be directed to the rear and will therefore utilise the main security entrance to connect on to the public highway, as they do now.

#### 4.0 PLANNING CONTEXT

- 4.1 The Development Plan for Ryedale comprises the Local Plan Strategy (2013) and the recently adopted Local Plan Sites Document (2018). The policies within each document are broadly consistent in their support for development within the established limits of the Flamingo Land Theme Park.
- 4.2 Policy SD15 of the 2018 Sites Plan is basically an echo of the guidance in previous Local Plan Policy TM6 (2002). It considers that proposals for additional development within the boundary of the site will be supported in principle, subject to policies within the Local Plan Strategy, which include those that relate to traffic generation, impact on amenity and landscape and visual impact.
- 4.3 Policy SP13 of the Local Plan Strategy relates to 'Landscapes' although the subject site falls outside of any national, regional or local designations. The approach to landscape character is however relevant and in this respect the policy requires that:

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials

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- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure

The policy wording goes on to state that the Council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

Finally, policy SP20 of the Local Plan Strategy outlines a set of general development management issues to be applied to developments across the district. This includes a requirement for:

- New development to 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 to be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and not to prejudice the continued operation of existing neighbouring land uses
- The cumulative impact of new development on the character of an area to be considered
- The design of new development to follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials
- New development not to 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



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## 5.0 APPRAISAL

- 5.1 The proposal is to centralise estate operations for Flamingo Land at the Glebe Farm site by erecting a new 2-storey maintenance building along with a separate garage and materials store. The facilities will replace the existing dutch barn and several portable structures such as the boat store and workers cabin. They will provide workshop space and storage areas for the various trades operating across the park as well as admin and training offices for the estates team.
- 5.2 At a local level, planning policies within the Local Plan Strategy (2013) and the Local Plan Sites Document (2019) all seek to encourage the sustainable growth of tourism within District. For Flamingo Land, this means offering support for the provision of new facilities within the development limits of the park, subject to satisfying other policy objectives relating to highways, local amenity and landscape and visual impact. The land at Glebe Farm falls within the limits of the park as established by the policies map of the Local Plan Sites Document. The principle of new development in this location to support the operations of Flamingo Land is therefore established provided the above technical matters can be addressed.
- 5.3 From a highways perspective, Glebe Farm already functions as a service hub for the park and has been more intensely used in the past when the farm buildings were occupied as worker accommodation. The frequency of movements generated by the new facilities are not expected to be any greater than the existing situation where tradesman working on the park have to move between Glebe Farm (to collect their materials) and satellite workshops scattered throughout the estate.
- 5.4 Similarly, the impact of the development on the general amenity of nearby uses is not considered to be significant. The proposed workshops on the ground floor of the building are fully enclosed, will be used intermittently and do not accommodate particularly noisy activities. The movement of vehicles to and from farm already takes place and so would not be perceptible beyond existing levels. It is noted that there is a cemetery adjacent to the site, where funeral services take place. However, these are infrequent and can be dealt with through consultation with the church to ensure that levels of disturbance are minimised during specific periods. The nearest permanent residents within the village are at School Court to the east although these are between 30m and 50m from the new facilities. There is a caravan park within 80m of the site on the opposite side of Kirby Misperton Road but neither of these is



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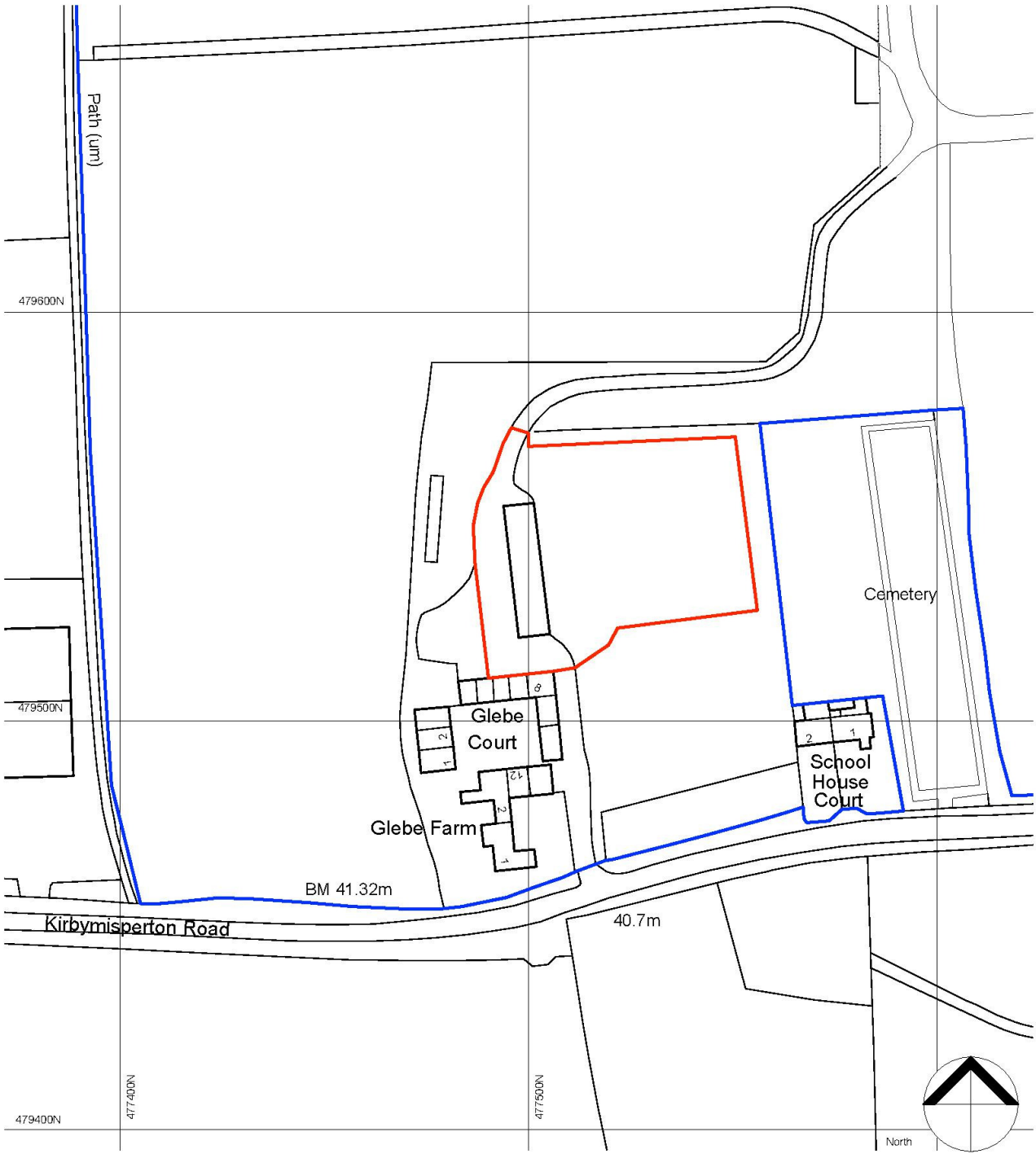
expected to be affected by the day to day operations at the farm. The potential for dust or other potential emissions from the storage bays will be managed through covering loose materials, which is an improvement on the current situation where there are no designated facilities.

5.5 The most notable change on the site will be from a visual perspective as the proposed maintenance building houses more functions and is therefore larger than the existing dutch barn in terms of footprint and overall floorspace. However, the height of the building is comparable to the barn and it is of a scale and appearance that is not uncommon for agricultural buildings in the locality. For instance, there is a large timber clad / blockwork shed on the adjoining plot to the west, which is occupied by Shamrock Sheds and several similar structures further along Kirby Misperton Road at its junction with Barugh Lane. The most dominant visual feature in the locality is the theme park itself and in this context, the new maintenance building is not considered to impact on the character of the surrounding landscape. It will be significantly screened by existing trees along the plot frontage and new planting in the space between the proposed garage and materials store will filter views from the east. Whereas the buildings on the site will be more noticeable than they are at present, formalising the use of this area through the provision of purpose built facilities will lead to a visual improvement in some respects. Due to its dilapidated condition, the existing dutch barn has been assessed to determine the potential for protected species (bats, barn owls) to be present there but there was no evidence that this was the case.

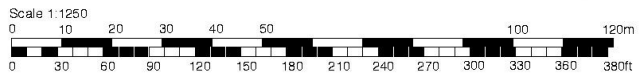
5.6 In summary, the proposed development will formalise the use of Glebe Farm as the central hub for Flamingo Land's estate services team. It will allow the various trades to be utilise more efficiently and has been identified as an operational requirement of the park in the future. The Local Plan offers in principle support for new facilities in the resort where they will support the use of this nationally renowned tourist attraction. In this case, there are no adverse impacts of the development from a highways, landscape or amenity perspective that are considered to outweigh the benefits and for these reasons, we respectfully request that planning permission be granted for the proposals.

## APPENDIX 2

### Planning Application Drawings



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Maintenance building, Glebe Farm, Flamingo Land  
YO17 6UX

RIBA Chartered Practice



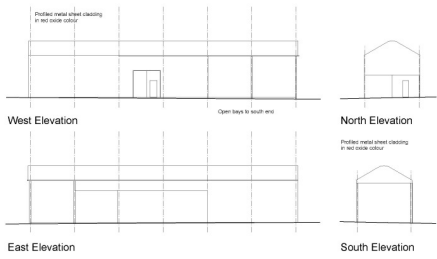
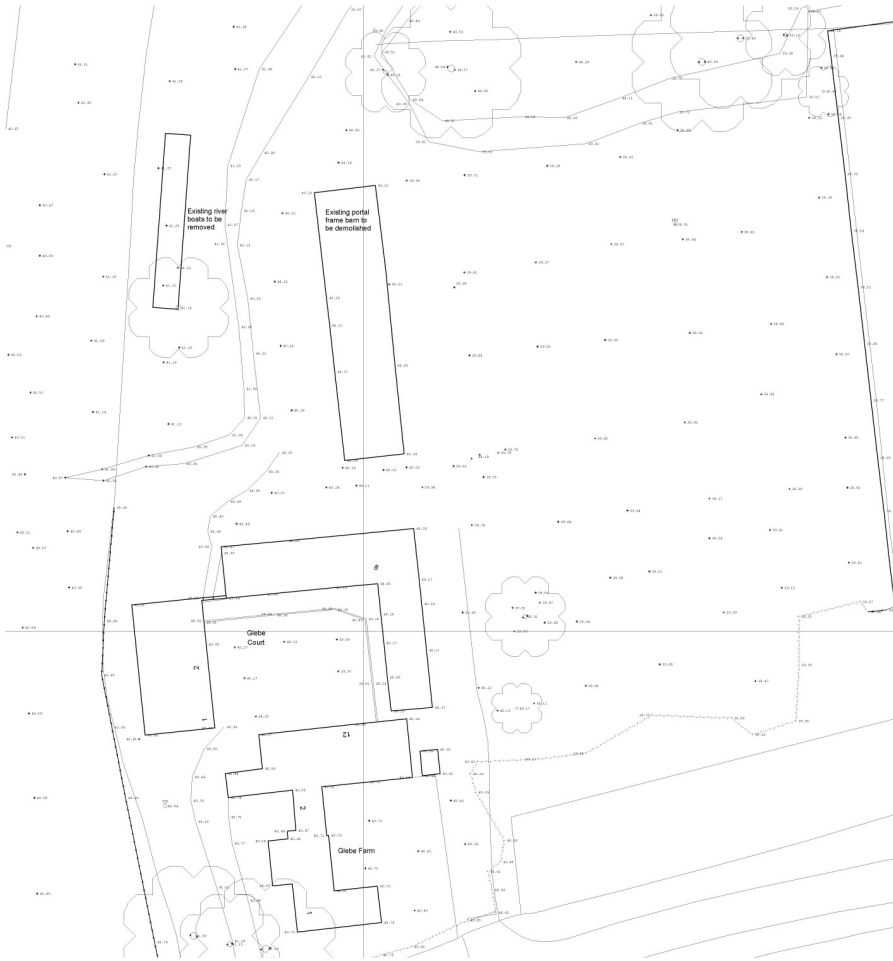
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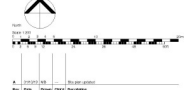
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Date: 17/10/15  
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Maintenance Building

Flamingo Land, Knaresborough

Flamingo Land

Site Layout EXISTING

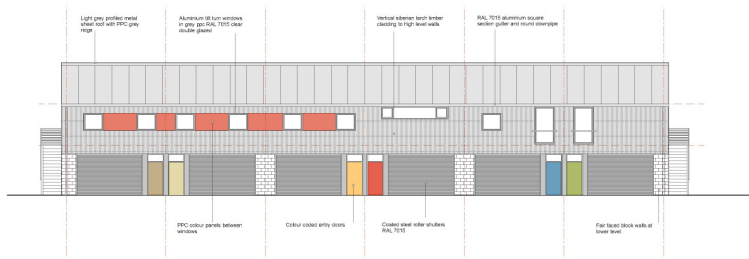
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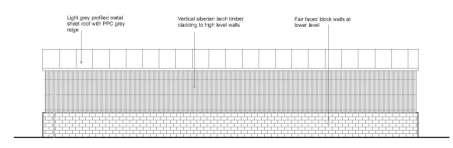
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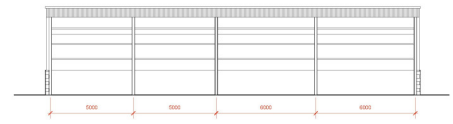




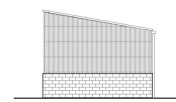
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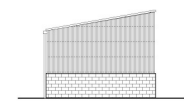
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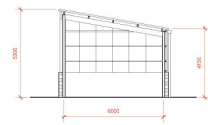
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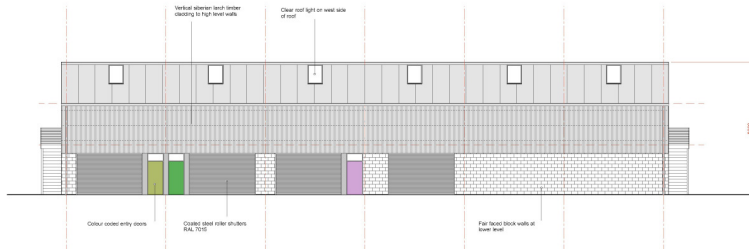
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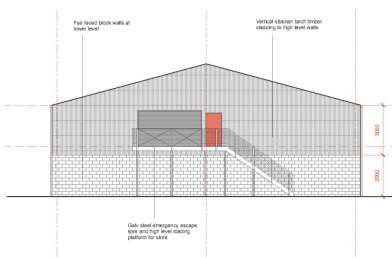
South Elevation



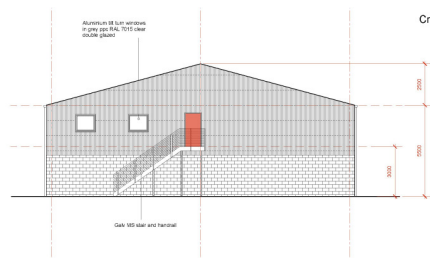
Cross section



West Elevation



South Elevation



North Elevation

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Scale: 1:100

Client: Bramhall Blenkharn RIBA Chartered Practice

**bramhall blenkharn**  
RIBA Chartered Practice

The Practice: 10000, North Yorkshire YO21 2DP  
A RIBA Chartered Practice. Tel: 01430 820000. Fax: 01430 820001. www.bramhall.com

Project: Maintenance Building  
Location: Flamingo Land, Kildale, North Yorkshire

Site: Flamingo Land

Project: Elevations PROPOSED

Scale: A1 Date: 1:100

Project No: 2819/19 Date: MD

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