



Variation of Condition 2(plans list) 8 (highway improvement works) and 10 (turning and parking areas of application 18/01114/FUL for the erection of 3no. two-bedroom detached timber framed holiday cabins with associated decks, access and parking Land West of The Cayley Arms, Weasdale to Partings Farm Allerston, Pickering

Planning Supporting Statement

Applicant - Mr & Mrs Woodhead

PROJECT REFERENCE: AC010320

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Background

Application reference 18/01114/FUL sought the erection of 3 no. two-bedroom detached timber framed holiday cabins with associated decks, access and parking the application was approved 20th March 2019.

The site has now been sold to the new applicants who wish to make some small changes to the proposal. The principle of the development in this location has already been approved by the granting of the original application 18/00114/FUL on the 20th March 2019.

The application seeks an amendment to condition 2, 8 and 10 via Section 73 Town and Country Planning Act 1990 to amend conditions of the original permission. To allow amendments to the layout, position and design of the cabins. It also provides details of the conditions attached to the previous consent to allow the owners to make an immediate start on the site. This should prevent the need for the council to reattach them to the new planning permission should this application be successful.

The applicant seeks to alter the plans list to include the following:

- Existing Location Plan and Site Plan Arch 01
- Proposed Location Plan and Site Plan Arch 02
- Detailed Proposed Site Plan Arch 03
- Proposed Landscaping Plan Arch 04
- Proposed Lodge Type 1 Plans and Elevations Arch 05
- Proposed Lodge Type 2 Plans and Elevations Arch 06

Planning Policy

The development plan for Ryedale consist of the Local Plan Strategy 2013. Also relevant to the determination of the application is the National Planning Policy Framework and the National Planning Policy Guidance. Relevant policies of the Local Plan Strategy include:

Policy SP1 - General local of Development and Settlement Hierarchy

Policy SP8 - Tourism

Policy SP9 - The Land based and rural economy

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

Principle of Development

The site is located in the open countryside. Policy SP1 of the Local Plan Strategy identifies that in this open countryside location that development that is necessary to support a sustainable, vibrant and healthy rural economy will be supported. Tourism makes a significant contribution to the local economy and is supported in appropriate locations by policy SP8 and by national policy within the National Planning Policy Framework. The consideration of the



application against these policy requirements has already been made and the principle of the development has been established by the granting of application reference 18/0004/FUL. This remains the same and is not amended by this proposal. Section 73 does not allow for the principle of the development to be reconsidered as part of this application. Therefore, the key consideration of this application is any impact which arises by virtue of the proposed amendments.

If it is considered that the key considerations are as follows:

Design and impact on the Area of High Landscape Value

The site is within the open countryside and is located within a locally designated area of high landscape value. There are no public rights of way through or near the site which stand to be affected. The site is also well contained with existing screening but is elevated in parts and therefore careful consideration of the scheme has taken place. Additional landscaping is proposed as part of the proposal and this was a requirement of condition 6 of the previous consent details of this landscaping are included with this application to prevent the need for additional conditions.

The height of the eaves is proposed at 2.35metres and the overall height is slightly increased to 6 metre. The cabins are very similar in design to those previously approved. The cabins would each be 2 bedroomed with one bedroom achieved by a mezzanine floor. The ground floor would be open plan providing a dining/kitchen and living area and one bedroom. Bi folding doors would be positioned to the rear and provide access to a decking area. A covered entrance door is situated in the south facing elevation. Two parking spaces will be provided for each unit with a bin store provided to the south of the access road.

The foul sewage would be disposed of via a septic tank as per the first consent.

It also proposed to make some alterations to the internal layout of the site these consist of amendments to the proposed parking areas which will be positioned alongside each cabin and the internal footpaths between the cabins have been removed.

The cabins are to be positioned in the same area of the field in a small cluster at the lowest point of the site in the south west corner of the field. This allows the proposal to take advantage of the screening from the side grass verge embankment and the existing planting along the southern side of the field. The changes proposed are minor and the proposal continues to ensure that the proposal would not interrupt the skyline views or the scenic qualities of the hill side. The materials proposed are similar to those considered in the previous application and are of dark non reflective colours to reduced visual effects.

Highways

Policy SP20 seeks to ensure that new development does not have a detrimental impact on road safety. This is echoed by the NPPF. This application seeks to provide the same highways improvements as those previously required in addition the proposal would not result in any increase in traffic movements with the number of cabins and the number of bedrooms to remain the same as such the proposal would comply with policy SP20.

Residential Amenity

18/0004/FUL

18/0004/FUL



The surrounding land is mainly agricultural. The exceptions to this are the public house to the east and the existing residential properties and holiday cottages located 130-150 metres to the south east. The officer report which approved the original application concluded that there are no openings in these properties that directly face or overlook the application site and that due to the separation distances and established boundary planting there would be no views from the proposed outdoor decking areas towards any private amenity space associated with the residential properties on lower ground to the south east. The proposed amendments do not alter this and again given the separation distances the proposal is not considered to adversely affect neighbouring properties amenity.

Details required in connection with the following matters

Proposed Materials (Condition 3 of 18/01114/FUL) see details below materials are also detailed on plan reference Arch-05.

The materials of the cabins are proposed as follows:

- External Wall Cladding - Coast line Composite Cladding Anthracite Grey
- Roof- Equinox tiled roof system Slate Grey
- Decking - Composite wood in Ancient Black
- Parapet around Decking - Composite wood in Antique Ash
- Windows- Eurocell Black Ash flush pvc windows
- Bi Fold Doors - Studioglide Aluminium bifold door Antique Ash

Images of the above can be seen on plan reference Arch-05.

Existing Hedge Maintenance (Condition 5 of 18/01114/FUL)

The existing trees and hedgerows along the southern boundary will be retained as part of the proposal. No materials or machinery will be stored in close proximity to the hedgerows during the construction of the development. The trees and hedgerows and will be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease; and stability. If any such issues are identified then the advice of a qualified arboriculturist should be sought immediately.

The health of the trees shall be monitored and any works required to promote the health and sustainability of existing trees shall be identified, scheduled and actioned as appropriate at a suitable time of year.

Hedges

To maintain a natural profile, hand trim or cut the top and sides of native hedges once annually in late November (outside of the bird nesting season once leaves have started to drop), to an approximate height of 3m to form an even and tidy hedge line, retaining individual hedgerow trees. Cut larger stems, and prune any diseased rotten wood back to sound wood. Remove all cut material from site.

The vegetation beneath the hedge line uncut to allow ground flora to develop. Avoid the use of herbicides and pesticides in the vicinity of native hedgerow. The health of existing hedgerows shall be monitored and any works required for health and safety or to promote the health and sustainability of existing hedgerows shall be identified, scheduled and actioned at a suitable time of year.



Where native hedgerows have become overgrown or require more extensive work, carry out recommended remedial work, including coppicing or hedge laying (in sections) to thicken and rejuvenate the hedge line. All extensive works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'.

All arisings that result from such management works shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles.

All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

Gapping up native hedges: Where sections of hedgerow become thin or fail. They will be gapped up with hedgerows with an appropriate mix of native species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusively). Plants should be a minimum size of open ground whips 600-900mm high or 3L container grown stock for evergreen species (such as holly). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.

Landscaping (Condition 6 of 18/01114/FUL) see plan reference Arch 04 for details.

The proposed landscaping details for the site are shown in detail on the accompanying landscape plan reference Arch 04. The proposed access road is to be flanked with hedging and the existing hedgerows around the wider site are to remain in place. The area of the site which will contain the cabins will be surrounded by hedging to enclose it with trees spread through the site to provide privacy and screening for each cabin. The applicant also proposed to gap up the existing hedge that runs north south adjacent to the site access.

Visibility (Condition 7 of 18/01114/FUL) see details below:

This condition requires visibility splays to be provided giving clear visibility of 109 metres measured along the centre line of the carriage way of the A170 in an easterly direction. This required visibility has been provided by the previous owner. This condition has therefore been complied with and a condition requiring these visibility splays are maintained would be appropriate.

Footpath (Condition 8 of 18/01114/FUL) see plan reference Arch 02 for details

Planning permission reference 18/01114/FUL included the requirement for a 1.2-metre-wide footway through the application site as described and shown on the site location plan drawing No 522001 Rev D. This is replicated on the detailed site layout plan and is proposed as approved. The consent also included the requirement to tie this footpath in to the highway



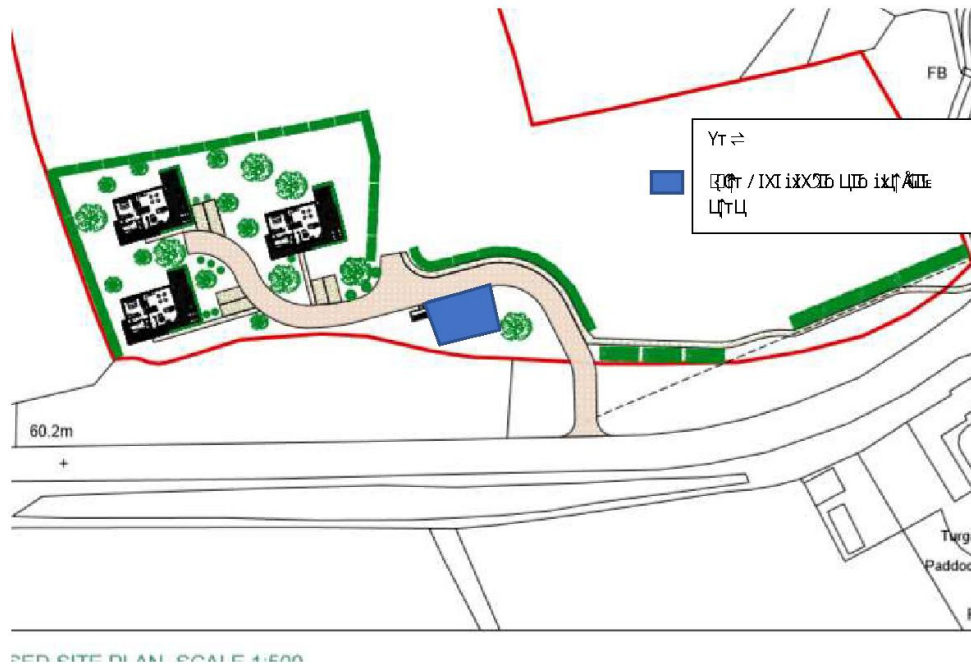
verge to the east and to link it to the crossing point at the front of the Cayley Arms. This is proposed as per the previous consent.

Mud Prevention (Condition 11 of 18/01114/FUL) see below for details

Condition 11 require details of precaution to be taken to prevent the deposit of mud grit and dirt on the public highway. The applicant is to construct the cabins himself much of the materials will be transported within his own vehicles to the application site. The access to the barn which has been constructed provides an area of hand standing to allow parking and prevent mud being transferred from the site in to public highway. In addition, there will be labour and hosepipes available at all times to enable any wheel washing requirements with stiff brushes and water. In addition, the road in to the site will be maintained with regular washing and cleaning when required.

On site parking details (Condition 12 of 18/01114/FUL) see plan below for details:

Condition 12 requires the details of an onsite parking area capable of accommodating staff and subcontractors vehicles and an on-site materials storage area. This is proposes as shown in the image below. Once the development is complete this area will be converted to parking for the lodges:



On-site parking and materials storage area details

Ground Surfacing materials (Condition 13 of 18/01114/FUL) see below for details

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All roads, parking areas turning points, footways and driveways within the redline boundary will be gravelled with 10-20mm gravel. As pictured below:



10-20mm gravel

Lighting (Condition 14 of 18/01114/FUL) see below for details

The access which leads to the lodges will be lit as will the parking areas. Lighting will be provided by Black bollard spike lights using G4 cap LED bulbs. IP66 with a height of 270mm, 60mm diameter, spike length 200mm. The positioning of these is shown on the detailed site layout. The lights proposed a pictured below:



Black bollard spike lights

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Conclusion

The application seeks to amend the plans list of application reference 18/01114/FUL to allow amendments to the layout and design of the cabins. The application also seeks to provide the details of the conditions. Section 73 does not allow for the principle of the development to be reconsidered. Therefore, it is the design changes and any associated impacts which are key to the consideration of this application. The amendments continue to respect the character of the area and would not be detrimental to the locally valued area. The proposal would not affect the residential amenity of surrounding properties and the highway impacts remain the same as those previously considered accepted with no increase in movements proposed. As such it is considered that the proposal accords with national guidance and the Ryedale Local Plan Strategy and would comprise sustainable development.