

Item Number: 9
Application No: 20/01214/FUL
Parish: Ampleforth Parish Council
Appn. Type: Full Application
Applicant: Mrs L Kirk
Proposal: Change of use of agricultural land to allow the siting of 3no. holiday letting camping pods with associated parking
Location: Ashberry Grange Lowlands Farm Ampleforth YO62 4DE

Registration Date: 6 January 2021
8/13 Wk Expiry Date: 3 March 2021
Overall Expiry Date: 5 February 2021
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Tree & Landscape Officer	
Paul Jackson AONB Manager	No objection, recommend condition
Ampleforth Parish Council	Objection
Highways North Yorkshire	No objection

Representations:

SITE:

The proposed site is located within agricultural land to the west of the domestic dwelling of Ashberry Grange Ampleforth, to the south of the shared boundary with St Benedict's Primary School.

The site is accessed via an unadopted lane taken from south of Back Lane. This serves the School, Ashberry Grange and Lowlands Farm only.

Ashberry Grange is an established farm holding, comprising of 44 acres, predominantly used for sheep grazing.

This is located within land designated as 'Wider Open Countryside' under the Ryedale Plan, Local Plan Strategy and the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

The proposal seeks planning permission for the change of use of agricultural land to allow the siting of 3no. holiday letting camping pods with associated parking

POLICIES:

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:

There is no directly relevant planning history, however it is noted that Ashberry Grange was approved as a farm workers dwelling and as such, includes an agricultural tie condition.

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 Outstanding Natural Beauty.
- iii) Neighbouring Amenity
- iv) Highway Impact
- v) Other matters, including consultation responses

- i) Principle of the Development

Policy SP8 (Tourism) acknowledges that a key contributor to Ryedale's rural economy is tourism, and within the 'Wider Open Countryside' seeks to support new chalet style self-catering accommodation. It also notes support for farm and rural diversification.

Policy SP9 (The Land Based and Rural Economy) notes support for "*appropriate farm and rural diversification activity.*"

It is considered that following review of the supporting information, including the design and access statement, the proposed 3no. timber camping pods in this location would genuinely relate to the diversification of an established agricultural business. It is therefore is considered acceptable in principle, 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 Ashberry Grange will also be recommended to ensure appropriate amenity is secured in perpetuity. This will be further detailed below.

- ii) Character, Form and Impact upon Area of Outstanding Natural Beauty.

A single pod type has been proposed known as the 'Royal 6 Sleeper'. This would span 3.9m in width x 6.9m in length, with a maximum height of 3.6m in the form of a curved arch. These would be of a timber construction with horizontal boarding and would include a small decked area directly forward of the southern elevation, as indicated on the proposed plan.

It is noted in the Design and Access Statement that each pod would be directly situated on the existing ground and would be on wheels so could be moved. However if this were to be approved, the Agent and Applicant would be advised via an informative that although these are on wheels the approved location is that which has been applied for and demarcated as part of the incoming documentation.

A revised plan was submitted to confirm on the precise boundary of the land falling under the change of use and what would effectively be amenity space that could be used by holiday makers. This revised plan now clearly defines the extent of the site within a new red line. This relates to a reasonably sized area, however given the site layout, it would have a minimal impact upon the continued agricultural use of the remainder of the field. It is also considered that due to the nature of the holiday use it, this amenity space would not appear overly domestic or result in a harmful visual impact. On this revised plan, the small decked area which had been detailed in the Design and Access Statement has clearly illustrated, including dimensions which illustrates this would project 2m from the southern elevation of the pods. Due to the distance from other residential properties and modest proportions, this was not considered necessary to readvertised.

The pods would be located against a backdrop of mature and established landscaping to the north and it is not considered that this would impact upon the future retention of this planting. It is considered that the proposed 3no. pods are relatively low profile and constructed of natural materials, which will ensure they don't appear harmfully isolated or stark from wider views.

It is however noted that there will be limited public views of the proposed pods, the closest being from the remainder of the unadopted laneway to the south of the Ashberry Grange dwelling. This would be a distance of approximately 100 metres at the closest point. At this point the lane serves only Lowlands Farm. The nearest Public Right of Way runs to the south of Station Road to the west which is a considerable distance. This is partially due to the low number of pods proposed, there being just three pods would limit their cumulative impact upon the landscape from wider views. It is not considered that supplementary landscaping is considered necessary following careful consideration during the site visit.

The Design and Access Statement notes that the car parking is to be located in the existing farmyard. The application form notes that there are 10 available spaces are present on site. It was concluded that there is ample space within the site for car parking and it is considered beneficial in landscaping terms that the vehicles would be grouped with the existing buildings on the site, rather than directly beside the pods so vehicles wouldn't appear sporadic from wider views.

The Area of Outstanding Natural Beauty Manager was consulted as part of this application. He made the following comments:

- 1) There are few camping pods available to visitors to the AONB and this development would add an additional dimension to Ampleforth's tourism offer. Local amenities are good and are within easy walking or cycling distance.*
- 2) The site is well-screened from surrounding public viewpoints, whilst offering panoramic views to the south.*
- 3) In order to minimise the risk of light pollution, and given that full details of a possible lighting scheme aren't available at this point, I would wish to see a Condition imposed requiring any lighting scheme to have separate approval.*

This response is noted and it is agreed that a lighting condition is necessary in this instance.

It is also considered appropriate to secure the details of any future fencing prior to its installation to ensure that if necessary, this assimilates with the rural surroundings.

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 AONB designation.

iii) Neighbouring Amenity;

It is not considered that these holiday cottages would result in material harm to the amenity of occupiers of neighbouring properties, given the significant distances between the site and neighbouring residents. It is however considered appropriate to condition the ownership of the pods to remain with the occupiers of Ashberry Grange. This will ensure an on-site management presence and will ensure that the occupiers of Ashberry Grange maintain control of the business.

iv) Highway Impact

The proposed holiday units will be accessed via the existing access to Ashberry Grange and as noted on the plans, there is a dedicated parking area for vehicles associated with the dwelling and 3no. proposed pods.

North Yorkshire County Council Highways were consulted on the proposal and confirmed the following in a responses dated 2nd February 2021 "*Assessment of the site concluded that the access to the application site is taken from a private track and although this is single track there are areas where*

vehicles are able to pass safely and in addition to this the proposed 3 no. camping pods will not increase traffic flow to a level deemed unacceptable in terms of highway safety therefore there are no local highway authority objections to the proposed development.”

The Parish Council made the following response to the application on the 19th February 2021 *“Ampleforth Parish Council wish to OBJECT to the above mentioned planning application, on the following grounds:-*

The Parish Council have strong concerns regarding the access to the site on St Hilda's Walk and Back Lane. Due to the school and doctors surgery there is already significant traffic on this road. Also, part of the road is not adopted and as such, is not of good quality. To put an increase of traffic onto this already poor condition road would not be good.”

Following review of this, it was considered appropriate to advise the Highways Officer of this response and a copy was provided. The Highways Officer considered the points made within this and noted in a response dated the 25th February 2021 *“Notwithstanding the comments made by the Parish council and the concerns they have raised in relation to the increase in vehicular activity, my ‘no objections’ still stands. I am satisfied that the proposed development of 3 no. camping pods will generate a nominal number of vehicular trips. The guidance I use for holiday accommodation is an expected 1.5 trips per day for each unit. This is significantly lower than that which is expected from a residential unit, which is between 6 and 9 trips per day. In reaching my decision, I factored in the local amenities available for use, which are good in this locality and I consider the development to be sustainable from a highway authority perspective.”*

Therefore, whilst the concerns of the Parish Council are noted, following careful review 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 in the Application form their intention to create soakaways for surface water drainage which is acceptable and will be conditioned. It is noted that the residential property is currently drained to a Package Treatment Plant (PTP) as indicated on the revised site plan.

The Agent confirmed the following in an email dated 3rd March 2021:

* The installation is a Bioclear Sewage Package Treatment Plant. The applicant has taken advice that it has the capacity to deal with 1 of the pods.

* It is the applicants intention to install one pod in year one with the current system in place. Therefore, if possible she is happy to accept a (non standard) condition that might say something along the lines of: In the event that pods 2 and 3 are brought to the site prior to their installation a new SPTP shall be installed to replace the existing plant with a capacity of a sufficient size to cater for all three units and the existing dwelling details of which shall be approved in writing by the local planning authority

This is a slightly unusual situation, however it is considered that the provision of foul water drainage can be effectively controlled by planning condition. This condition will be worded accordingly to secure an appropriate connection to a Package Treatment Plant prior to each unit being occupied. This would allow for flexibility should for instance only one unit ever be installed, or equally if the all pods were installed in the future and it was then wished to altered the connection of Pod 1 to drain to the new PTP installed for Pods 2 and 3.

The drainage condition will be worded in the following manner:

Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of each individual camping pod, an appropriate foul water connection shall be made to a Package Treatment Plant with appropriate capacity for said individual connection, provided to the satisfaction the Local Planning Authority in consultation with an approved Building Control Inspector and prior written approval issued. Any future variation to the approved connections shall require further prior written approval from the Local Planning authority in consultation with an approved Building Control

Inspector. Any variation to the proposed use of Package Treatment plants for the control of foul water drainage shall require the prior written approval of the Local Planning Authority in consultation with an approved Building Control Inspector

Reason: In the interests of proper drainage in accordance with Policy SP17 and SP19 of the Ryedale Plan, Local Plan Strategy.

No responses have been received from any third parties.

Subject to the recommended conditions, the development has been found to be acceptable in principle and in terms of design and landscape impact, residential amenity and 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 Local 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):

Site Location Plan/Block Plan (received by the LPA on the 4th March 2020)
Proposed Floor Plan/Elevations of Proposed Camping Pod.

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 Ashberry Grange, Ampleforth.

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 additional external lighting shall be installed to serve the 3no. holiday lets 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, prior to its installation, details of the proposed form and siting of any new boundary treatments either internally or surrounding the application site shall be submitted to and agreed in writing by the Local Planning Authority.
Reason: To ensure any boundary treatments are of an acceptable appearance in this sensitive designated location and to satisfy the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 9 Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of each individual camping pod, an appropriate foul water connection shall be made to a Package Treatment Plant with appropriate capacity for said individual connection, provided to the satisfaction the Local Planning Authority in consultation with an approved Building Control Inspector and prior written approval issued. Any future variation to the approved connections shall require further prior written approval from the Local Planning authority in consultation with an approved Building Control Inspector. Any variation to the proposed use of Package Treatment plants for the control of foul water drainage shall require the prior written approval of the Local Planning Authority in consultation with an approved Building Control Inspector
Reason: In the interests of proper drainage in accordance with Policy SP17 and SP19 of the Ryedale Plan, Local Plan Strategy.
- 10 Unless otherwise agreed in writing with the Local Planning Authority, all surface water from the holiday lets hereby approved shall be directed to a soakaway in accordance with the British Standard requirements 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.