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15/01728/FUL

Formation of additional 15 touring caravan pitches, single storey shower block, toilet block, disabled facilities, wash up area and drying room at The Oaks Fishing Lakes, Station Road, Sessay North Yorkshire for Mr F and D Kay

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The additional touring caravan pitches are proposed to be formed to the north-east of those approved as part of 12/02375/FUL.
- 1.2 The pitches would utilise the access which serves the remainder of the site to south-west.
- 1.3 The scheme includes an amenity block to the south of the site. The structure would measure approximately 19.6m x 6.9m, and would be formed of facing brickwork and concrete pantiles.
- 1.4 A public right of way passes, north-west to south-east, to the east of the site.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/98/129/0097 - Formation of fishing lakes with associated car parking facilities; Granted 1998.
- 2.2 2/00/129/0097A - Formation of a fishing lake and extension to existing lake, siting of two portable buildings to provide reception, take-away food and shelter facilities and construction of a building to provide toilet; Granted 2000.
- 2.3 2/01/129/0097B - Siting of a portable building for use as an anglers' shelter; Granted 2001.
- 2.4 2/02/129/0097C - Formation of a fishing lake to incorporate the use of existing agricultural land; Granted 2003.
- 2.5 2/05/129/0097D - Construction of a cafe at existing fishing lakes; Withdrawn 2005
- 2.6 2/05/129/0097E - Formation of two anglers fishing lakes and reserve by-pass lake and associated landscaping; Granted 2005.
- 2.7 05/02192/FUL - Construction of a shop and café; Granted 2005.
- 2.8 12/02375/FUL - Improvement works to existing vehicular access and change of use of agricultural land to form a caravan site to include the provision of 10 touring caravan pitches as amended by plan received by Hambleton District Council on 15 January 2013; Granted 2013.

3.0 NATIONAL AND LOCAL POLICY

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP15 - Rural Regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP9 - Development outside Development Limits
Development Policies DP25 - Rural employment
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council - no objections, comments or observations made. The Parish Council expects that planning conditions, in combination with the requirements of any caravan site licence, either existing, or to be granted by HDC, will be sufficient to manage activities at the site.
- 4.2 Highway Authority - no objection.
- 4.3 Ministry of Defence - no objection.
- 4.4 Environmental Health Officer - no objections. Informative: If planning approval is granted, the occupier of the land will be required to obtain a Caravan Site Licence for touring sites under the provisions of the Caravan Sites and Control of Development Act 1960 which would be granted subject to the site licence conditions being met. Environmental Health Technical Support will write to the applicant regarding this matter.
- 4.5 Ramblers Association; expired 28.08.2015 - no response received as at 29.09.15.
- 4.6 Yorkshire Water; expired 28.08.2015 - no response received as at 29.09.15.
- 4.7 Neighbours notified and site notice posted; expired 03.09.2015 - no response received as at 29.09.15.

5.0 OBSERVATIONS

- 5.1 The main planning issues to take into account when considering this application relate to the principle of the proposed use in this location, any impact on the visual amenity of the surrounding area, any impact on neighbour amenity, and any highway safety issues that may arise.
- 5.2 Policy DP25 of the Hambleton Local Development Framework is most relevant to the expansion of this tourism use in this countryside location. The expansion of the existing use on site, including the construction of the amenity block, would be relatively small in scale, constitute an appropriate extension of an existing acceptable use in this location, is clearly not capable of being accommodated within a settlement with Development Limits due the type of use and its relationship with the existing tourism facilities on site, would provide support to the local economy which would help sustain rural communities, and would not adversely impact the economy of the service centres. The scheme is therefore acceptable under the terms of Policy DP25.
- 5.3 Taking this separation distance to adjacent residential property into account, the

appearance of the proposed touring caravans and the number of pitches proposed, the form and character of the surrounding landscape, and the landscaping proposed to the boundaries of the site, it is considered that the proposed pitches would not cause any significant harm to the visual amenity of the surrounding countryside. Due to the separation distance of the proposed pitches to sensitive receptors in the locality, the numbers of pitches proposed and their complimentary use to the fishing lakes it is considered that there would not be an adverse impact on neighbour amenity.

- 5.4 It is considered that the scheme would be seen in the landscape as a modestly sized caravan site set within a recently planted but developing landscaped area that would soften the visual impact of the touring caravans and other structures. In some views the site would be seen as a backdrop to commercial buildings nearer to the road. Taken together it is considered that the development would not cause any significant harmful landscape.
- 5.5 There is no evidence to show that the scheme would adversely impact highway safety.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings and details received by Hambleton District Council on 30 July 2015 unless otherwise approved in writing by the Local Planning Authority.
3. No more than 25 touring caravans shall be on the site at any one time and they shall be sited on the pitches indicated on the drawing received by Hambleton District Council on 30 July 2015 unless otherwise agreed in writing by the Local Planning Authority.
4. No part of the development shall be used after the end of the first planting and seeding seasons following the completion of the pitches, unless the landscaping scheme shown on the landscaping plan received by Hambleton District Council on 30 July 2015 has been carried out. Any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species.
5. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the

character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, CP16, CP17, DP1, DP30 and DP32.

3. In the interests of neighbour and visual amenity, and highway safety in accordance with policies DP1, DP3 and DP30 of the Hambleton Local Development Framework.
4. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Local Development Framework Policy DP30.
5. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.