

Parish: Thrintoft
Ward: Morton on Swale
17

Committee Date: 15 September 2016
Officer dealing: Mrs H Laws
Target Date: 15 August 2016
Date of extension of time: 16 September 2016

16/01421/FUL

Creation of 7 additional touring caravan pitches within the existing caravan site, and the change of use of land to create a touring caravan storage area and new visitor car park. at Canada Fields Moor Lane Yafforth North Yorkshire for Mr Kevin Tiplady.

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 Members deferred consideration of the application at last month's meeting for a site visit and to allow the following information to be submitted:

- Greater detail of the proposed landscaping scheme;
- Details of the occupancy of the caravans;
- The need or otherwise of a children's play area; and
- A plan of the caravan storage area showing how the caravans would be arranged.

1.2 Additional detail has been provided regarding the landscaping scheme; it is confirmed that the proposed hedgerow adjacent to the woodland would comprise mixed deciduous species, predominantly hawthorn and blackthorn with hazel and holly. The existing semi mature hawthorn hedge along the boundary of the proposed storage area with the campsite would be retained and allowed to grow taller in lieu of an evergreen hedge.

1.3 The guest register has recently been inspected by an officer of the Council and clearly indicates that the caravans are being occupied by holidaymakers.

1.4 Confirmation has been received that it is not the applicant's intention to provide any play equipment at this point in time.

1.5 A plan has been submitted to show the caravans parked along both long sides (north east and south west) of the proposed storage area, and along the top (north west). Spaces for 38 caravans are proposed.

1.6 The site lies approximately 4km to the north west of Northallerton on the southern side of Moor Lane (B6271). Access to the site is directly from the road, adjacent to a mature copse of trees bounding the roadside to the north west of the access. Immediately behind the trees there is a range of agricultural buildings, and a cabin style dwelling. The buildings are used in association with a pig rearing enterprise.

1.7 An existing access track serves the caravan site on which there is permission currently for 15 touring caravans. The reception for the site is provided by the cabin style dwelling, which lies adjacent to the access; an amenity block lies adjacent to the caravan site and wildlife/fishing ponds lie to the south.

1.8 It is proposed to provide an additional seven pitches for touring caravans within the boundary of the existing caravan site. The individual hardstanding areas are already in place. The application proposes an additional 7 pitches, bringing the total available to 22. The site boundary remains the same as previously approved; therefore the proposal is to increase the density of the caravans.

- 1.9 It is also proposed to provide a caravan storage area, between the caravan site and the trees along the northern boundary. The storage would cover an area of approximately 480sqm. The existing grassed paddock would be finished in gravel on compacted hardcore.
- 1.10 A car parking area is proposed as the cars are separated from the caravans to reduce disturbance to residents, and also for visitors to the fishing ponds, with space for an additional 10 cars.
- 1.11 The application is presented to the Committee at the request of the Ward Member.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 12/01132/FUL - Change of use of wildlife lake to a wildlife/fishing lake and retrospective application for the change of use of agricultural land to a site for touring caravans; formation of caravan hardstandings, access track, car parking, waste disposal point and construction of a reception building and amenity building; Granted 20 July 2012 limiting the number to a maximum of 5 touring caravans on the site at any time.
- 2.2 14/00159/FUL - Access track and hook up facilities to accommodate 10 additional touring caravans at existing caravan site; Granted 2 May 2014 allowing a maximum of 15 touring caravans at any time.

3.0 RELEVANT PLANNING POLICIES

- 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 DP4 - Access for all
Development Policies DP25 - Rural employment
Development Policies DP26 - Agricultural issues
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - no comments received (expiry date for representations 19/7/2016).
- 4.2 Highway Authority - There is a concern with regard to the car parking provision at the site and how this will work if all the caravan pitches are occupied. It is likely that the area marked caravan storage area will be utilised at peak times however the operation of this should be confirmed. Given the availability of space within the application site there is unlikely to be an effect on the highway because of car parking. There will be an increase in vehicle movements to and from the site but as it is an established site there are no objections.
- 4.3 Environment Agency - no objection. Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations

2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

4.4 Environmental Health Officer - no objection in principle but requests further information regarding the proposed method for disposing of foul waste from the site. Reference has been made to making use of the existing septic tank however details as to the capacity of this vessel are not given.

4.5 Public comment - none received.

5.0 OBSERVATIONS

5.1 The issues to be considered include (i) the policy implications of the proposed intensification of the use of the site and whether the scale of development is appropriate in respect of (ii) the visual impact on the landscape and (iii) highway safety.

Policy

5.2 Paragraph 28 of the NPPF requires planning policies to support the sustainable growth and expansion of all types of business and enterprise in rural areas; to promote the development and diversification of agricultural and other land based rural business and to support rural tourism that benefits businesses in rural areas, communities and visitors. This would include support for provision of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres and farm diversification projects.

5.3 Policy CP4 allows development in principle if the site lies within the Development Limits of settlements that are defined in the Settlement Hierarchy, and which is of a scale and nature appropriate to secure the sustainability of each settlement. The application site lies well beyond any defined Development Limits boundary. Policy CP4 requires justification for development to be permitted in a less sustainable location. The proposed development is an expansion of the existing commercial operation at this location, which would help to support local businesses and the local rural economy. The proposed development supports local businesses, directly by providing employment and indirectly by providing custom to local pubs, shops and tourist attractions. The proposed use would therefore help to support a sustainable rural economy by meeting the needs of tourism in this location.

5.4 The caravan site is an established use and the principle of additional development is therefore acceptable.

5.5 The proposal is associated by ownership with an existing agricultural use on the site, and this type of tourism use, which requires a rural location, and which does not inhibit the existing agricultural use of the site is a suitable farm diversification, in accordance with CP15 and DP26.

Landscape

5.6 The application site covers an area of approximately 0.77ha, part of which is the existing caravan site.

- 5.7 The site is discreetly located to the rear of the belt of mature trees bounding the main road. The site is more clearly visible from the single track road to the north west leading to Little Langton.
- 5.8 An assessment of the potential visual impact of the proposed development has been undertaken on behalf of the Council, which confirms that the site cannot be clearly seen from Moor Lane other than fleeting glimpses through the dense woodland strip, although this would not be so effective during the winter months. From the single track road to Little Langton the site is clearly visible for a distance of about 130m. It is recommended that mitigation be undertaken in the form of allowing the hedgerow to grow to a greater height and the planting of trees inside the hedgerow line, which would in time provide a higher level screen.
- 5.9 Additional planting has been required by conditions of previous planning permissions and has been implemented. A further landscaping scheme has been submitted in order to bolster the landscaping along north western boundary of the site and a condition is recommended to ensure this is undertaken in the next available planting season.

Highway access and highway safety

- 5.10 The proposed development is served by the existing site access and the Highway Authority has confirmed that the access is not unsafe in terms of visibility. The provision for additional caravans and caravan storage would result in an intensification of the use of the access but visibility at the access is acceptable and the Highway Authority has no objections.

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 development must comply with the following requirements that: (i) The caravans are occupied for the holiday purposes only; (ii) The caravans shall not be occupied as a person's sole, or main place of residence; and (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.
 3. There shall be no more than 22 touring caravans within the campsite and no more than 38 touring caravans within the caravan storage area, as shown on drawing number A3/01/A/Rev B, at any time.
 4. Within the next available planting season following the approval of this application the landscaping scheme received by Hambleton District Council on 1 September 2016 shall be implemented. 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. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawing numbered A3/01B received by

Hambleton District Council on 20 June and 1 September 2016 unless otherwise approved in writing by the Local Planning Authority.

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. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and can thereby contribute to the economy without undue demands on local schools, social and health services etc, and in accordance with the objectives of the Hambleton Local Development Framework Policies CP15 and DP25.
3. To enable the Local Planning Authority to assess the impact of any different number of caravans against the policies of the Local Plan.
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 CP16 and DP30.
5. 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.