

Parish Seamer  
Ward Hutton Rudby  
**2**

Planning Committee: 29 July 2021  
Case Officer: Andrew Cotton  
Target Date: 4 May 2021

**21/00116/FUL**

**Change of use of grazing land to provide 23 log cabins and 4 glamping pods, together with associated parking, spine road and private pumping station  
At Land North West of Hawthorns, Tame Bridge, Stokesley.  
For Mr and Mrs Connors**

**This application is reported to Planning Panel as it is a major development.**

### **1.0 Site context and proposal**

- 1.1 The application site is located in Tame Bridge which for planning purposes is considered to be outside of settlement limits and within the wider open countryside. The site is surrounded to the north, east and west by open agricultural fields. To the south east lies a piece of land with an extensive history including being used for car sales, waste processing and industrial operations. Residential development was approved for part of this site in 2019. Other residential development in Tame Bridge follows the main road in a relatively linear form with some more in-depth development. There is a bus stop a short walk from the site (approx. 75m) providing access to the no.80 bus service.
- 1.2 The application site comprises a 2.48 hectare, roughly rectangular piece of grassland. The wider site, within the applicant's ownership comprises a residential property known as Hawthorns and a large pond. The application site is a relatively flat piece of land bound by mature hedging and sporadic trees. Access would be taken from the main C class road via the existing access to the east of Hawthorns. The applicant proposes to improve the existing access through widening of the track and introduction of a passing point to meet highways standards.
- 1.3 The site lies within Flood Zone 1. There are no heritage assets in the proximity of the site.
- 1.4 The proposal seeks full planning permission for the change of use of the land to site 23 log cabin style self-catering holiday lodges along with 4 glamping pods and associated infrastructure. The floor plans, elevations and camping pod manufacturers specification identify that all structures are single storey in height with a mix of 1 and 2 bed units. The site layout plan identifies that a spine road would be created roughly through the centre of the site providing access to all log cabins/camping pods.
- 1.5 Documents submitted in support of this application include:
  - Location Plan;
  - Site layout;

- Landscape plan;
- Log cabin plans and elevations, camping pod manufacturers specifications;
- Planning Statement;
- Economic and tourism statement (including letters of support) ;
- Preliminary Ecological Appraisal;
- Drainage assessment;
- Flood Risk Assessment.

1.6 A number of issues have been raised through the course of the application and the following additional information has been provided to address concerns raised:

- Letter from Northumbrian Water confirming agreement to a Section 106 (water industry act 1991) for unrestricted access for surface and foul water to the main sewer (manhole 4802) on the main road.
- Highways drawings (visibility splays and swept path analysis) showing the site access and a speed survey demonstrating to the satisfaction of the Highways Authority the access is suitable for all vehicles (or could be made so through appropriate conditions) and for the intended use. (see Highways comments in section 4 below).
- An additional letter of support from the New Business Director of national holiday provider Hoseasons which provides explicit support for this specific development and confidence there is market capacity within the area to accommodate this form and scale of development.
- An email letter of support from The Travel Chapter New Business Manager again expressing clear support for the proposal and confidence that the development is well thought out and sustainable as a business.
- The applicant has also clarified that subject to receiving planning permission they intend to improve the pond within their ownership with the potential for this to provide recreational fishing opportunities for tourists staying on the site. They have also clarified that they do not intend to operate a café or shop at the site as they do not feel this is necessary nor justified given the make up of the site and its proximity to nearby Hutton Rudby and Stokesley. Similarly the applicant has confirmed that no amplified or live music and events would take place at the site. The applicant's own residential property is adjacent to the site and the unique selling point of the site is its tranquil waterside location therefore such events would be contrary to the interest of the applicant and the operation of their business. Lastly it is confirmed that the low density layout of the site provides ample opportunity for any guests to park nearby the holidaymakers lodge without the need for formal visitor parking.

## **2.0 Planning and enforcement history**

2.1 None relevant

## **3.0 Relevant planning policies**

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

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 DP9 - Development outside Development Limits  
 Development Policies DP16 – Specific Measures to assist the Economy and Employment  
 Development Policies DP25 - Rural employment  
 Development Policies DP30 - Protecting the character and appearance of the countryside  
 Development Policies DP32 - General design  
 Good Practice Guide on Planning for Tourism  
 Hambleton emerging Local Plan  
 As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. The Hambleton emerging Local Plan was submitted to the Secretary of State (Planning Inspectorate) for examination on 31 March 2020. Further details are available at <https://www.hambleton.gov.uk/localplan/site/index.php>  
 The Development Plan for Hambleton is the Local Development Framework and the emerging Local Plan at this time is no more than a material consideration to which only limited weight can be afforded.  
 National Planning Policy Framework (NPPF)

## **4.0 Consultations**

4.1 Parish Council – Seamer Parish Council – Supports the proposed development but raises the following issues / comments:

- Further to the above Seamer Parish Council would request the Planning process look at the following aspects.
- There is a history of flooding in the Tame Bridge area and it is referred to by an adjacent landowner in his comments to this application.
- Some drainage work has been undertaken by the applicants who have paperwork to substantiate it. However, it would be of benefit to all residents in the area to be certain the present drainage and sewage systems are able to cope with the anticipated increase in use.
- The road through Tame Bridge has a 40mph limit. Frequent complaints are received by the Parish Council alleging vehicles travelling at much higher speeds. It is felt that the impact of the proposed development will not greatly impact on what is a fairly quiet road.
- However, it would benefit not only the visitors turning into and out of the site but local residents too, if a joint study with North Yorkshire Highways was undertaken to mitigate the perceived speeding by vehicles on this road.

- Unfortunately, the proposed development is adjacent to a disused scrapyards and derelict waste depot. The view of the Parish Council is that it would not enhance the visitor experience and would urge Hambleton DC through the planning process to assist the landowners to tidy up the sites.

Rudby Parish Council object to the proposed development as neighbouring Parish Council:

- Rudby Parish Council note that the application is supported by several members of the local business community in the hospitality trade who might expect to benefit if the proposal was approved
- The applicant cites Angrove Park at Great Ayton as evidence of demand but these are yet to sell
- Point out that the nearby 'Cleveland Hills View' site has many unsold plots several years after being granted planning permission.
- Both Angrove Park and Cleveland Hills View are more attractively located for a prospective purchaser
- Rudby Parish council is concerned that there is a material risk that the business proposal might not be viable since the local market for this type of accommodation may already be oversaturated. Alternatively, this site might only be successful by displacing trade for other nearby sites so be of no net benefit to the local economy.
- Rudby Parish Council are aware of an existing supply in the immediate vicinity (within 3.5 miles) of the application site of at least the 121 units listed below for similar holiday accommodation (with some unsold plots) :
- 18 units at Goulton Beck Caravan Site Goulton Lane Potto, 24 units at Cleveland Hills View, caravan Park Skutterskelfe, 54 units at Angrove Park Winley Hill Great Ayton, 25 units at Winley Hill Farm Great Ayton
- The applicant relies mainly on CP15 (and its emerging Local Plan successor policy EG8) as support for the principle of development in the countryside for tourism, but clearly that policy support is contingent on there being a viable business case. Rudby Parish Council is not persuaded that a sound business case has been demonstrated and this is our principle objection to the proposal.
- Rudby Parish Council consider that the location next to a disused and partially derelict scrap yard on the adjacent brownfield site is a significant risk to business viability
- Drainage issues in the area, it is noted that percolation tests have not been performed
- The site currently only has a narrow access track wide enough width for a single vehicle at a time with no passing places.
- Access is an important issue given the volume of traffic which would be generated by users and service vehicles for a site with 27 units and an expected occupancy of 3 people per unit (81 visitors + service staff at full occupancy).
- A detailed design demonstrating that an adequate access can be achieved within the redline should be provided by the applicant prior to determination.
- Rudby Parish Council are pleased to see a substantive Preliminary Ecological Appraisal has been carried out, and that some of its

recommendations are reflected in the landscaping plan. It is disappointing that there is no quantification of the net biodiversity gain (if any) using a recognised metric. The Environment Bill which is expected to achieve Royal Assent later this year includes a requirement to achieve a 10% gain, and the use of metrics will be required under the emerging Local Plan.

- Rudby Parish council recommend refusal firstly because it is our opinion that a sound business case has not been demonstrated, and secondly because there is insufficient detail to show how a safe highways access can be achieved.
- If HDC are minded to grant the application Rudby Parish Council request that all of mitigation measures set out in section 5.1 of Preliminary Ecological Appraisal and all of the enhancement measures set out in section 5.3 are conditioned, and that the enhancement measures are extended to include a commitment to achieving a 10% net biodiversity gain.

4.2 Environmental Health - No objections.

4.3 LLFA – No objection raised but requested additional information relating to management of surface water drainage.

4.4 Northumbrian Water – No objection subject to conditions.

4.5 NYCC Highways – No objections subject to conditions. In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters: The applicant has provided details of a recent speed survey that was taken at the location of the access. The speeds accord with the visibility splays that are available from the access in both directions in accordance with the advice in the Design Manual for Roads and Bridges and the Manual for Streets documents. There are also alterations to the access proposed so that vehicles accessing and exiting the site can do so without causing issues with traffic on the main road.

4.6 Site notice/local residents –

28 letters of support raising the following points:

- Benefits the surrounding area and local economy
- Ideal location for such a development
- Would bring in additional jobs for local people
- Extra footfall for the local area will benefit other local businesses
- Current shortage of holiday accommodation in the local area

2 neutral letters raising the following points:

- Concern over capacity of local sewer and the additional demand placed on this by the development and other recently approved nearby developments;
- Concern relating to the assessment of the surface water drainage at the site and how this may impact upon surrounding fields and the local drainage network as well as local waterways.

## 5.0 Analysis

- 5.1 The main issues for consideration are: i) principle of development; ii) design, visual amenity and landscape iii) residential amenity; iv) ecology; v) highway safety; and vii) flood risk and drainage

### Principle of Development

- 5.2 The NPPF emphasises the importance of sustainable tourism to rural economies and it is expected that most accommodation will be provided in or adjacent to existing settlements. Local Authorities are required to support schemes that comply with sustainable development objectives, taking into account the need to protect landscapes and environmentally sensitive sites.
- 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 the Development Limits of Stokesley or any other settlement within the Hierarchy. However, Policy CP4 also sets out exception criteria which allow inter alia for tourism with an essential requirement for a countryside location.
- 5.4 However, compliance with Policy CP4 means being able to meet the tests of CP1 and CP2 with regard to sustainability. The Strategic Spatial Policy, adopted to meet the needs of local development sustainably, includes Policy CP1, which underpins the whole Plan. It includes, as its main aims, together with community's housing, economic and social requirements and protection of the environment, the minimisation of energy consumption and the need to travel. Policy CP2 is very specific that development should be located to minimise the need to travel, and convenient access should be available to sustainable means of transport.
- 5.5 Core Strategy policy CP15 states that support will be given to the social and economic growth of rural communities by encouraging iv. Diversification of the agricultural economy and v. appropriate tourism related initiatives including schemes which improve the accessibility of tourist assets both within and outside the district.
- 5.6 The Government's 'Good Practice Guide on Planning for Tourism' advises that new sites for tourist accommodation of the kind proposed will generally be more sustainable when located close to existing settlements and other services as some local services may be accessed by means other than the car.
- 5.7 Paragraph 83 of the NPPF requires planning policies and decisions 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.

- 5.8 Policy DP16 lends support to developing and sustaining the economy of Hambleton with specific reference to (xii) tourism, provided the development is acceptable in respect of all other LDF policies.
- 5.9 The site is located approximately 1.3km from the edge and 1.9km from the centre of Stokesley, a designated Service Centre in the Settlement Hierarchy. Hutton Rudby lies approx. 3.5km to the west. A public footpath runs from the site into Stokesley.
- 5.10 The site is served by the number 80 bus which runs 3 times a day/6 days per week between Stokesley and Northallerton. The bus stop is in close proximity to the site on the main road (approx. 75m). The site is also within relatively close proximity to the North York Moors National Park (approx. 2.5km). Overall, and considering the likely extent of private car use by tourists, the site location is considered to be a sufficiently sustainable location to be an exception for tourism accommodation under CP1 and CP2.
- 5.11 Policy CP4 states that development outside the defined Development Limits of identified settlements will only be supported in specific circumstances. These include where development is necessary to meet the needs of tourism and will help to support a sustainable rural economy.
- 5.12 The Economic and tourism assessment submitted in support of the application effectively outlines the holiday offer which is identified as both sought-after and viable in business terms. The site is well located relative to the competition and type of tourism offer and notes that demand is strong for high quality operations and properties (exemplified by letters of support from national tourism operators Hoseasons and Sykes Cottages as well as website The Travel Chapter). It is further demonstrated that the tourism market within North Yorkshire is performing above average and that demand is outstripping supply in the area around the North York Moors. It is considered that the report satisfactorily demonstrates that the development will meet the needs of tourism with an essential need to locate in the countryside and will help to support a sustainable rural economy.
- 5.13 The economic impact of the proposal upon the local economy is set out in the economic and tourism assessment. The report makes forecasts based upon relevant tourism policy, likely performance of the development and market need to provide a range of likely economic impacts for a number of factors.
- 5.14 The report identifies the following likely economic impacts:
- £655,505 - £402,390 of rental income per annum;
  - £406,882 of direct spend into the local economy per annum by staying visitors;
  - Total direct economic impact of £1.06 million - £809,272 per annum;
  - Total indirect economic impact (e.g. supply chain, wages and other consumer spending) of £2.97 million - £2.26 million per annum; and
  - Cumulative direct and indirect economic impact of £4.03 million - £3.07 million per annum.

- 5.15 The report ends by stating that the author is confident that the economic impact will generate significant numbers of jobs on and around the site and within the local visitor economy supply chain.
- 5.16 The evidence indicates that the development would make a positive contribution to the local economy, which is a core aim of planning policy. The level of contribution to the economy is relatively subjective, although the supporting report would suggest that it would be significant.
- 5.17 Therefore, it can be concluded that the proposed development would help to support a sustainable rural economy, which should be given significant weight in determining the application. However, it should be added that if the lodges were not occupied at the average occupancy rate assumed in the supporting Tourism and Economic Impact report, the scale of contribution to the local economy would be reduced. Therefore, the weight given to this benefit is linked to the ability to ensure that the proposed lodges are occupied in the manner that has been assumed in the supporting report.
- 5.18 It should be further considered that in the report it is noted that currently the Covid-19 Pandemic, with the restrictions it has brought, has had significant impacts upon domestic and international tourism. However, it is concluded that diversifying the tourism offer in North Yorkshire, through catering for varied markets such as this (self-catering holiday cottages leased to private owners), is both sustainable and would positively contribute in the short term towards overall recovery of tourism in Hambleton and North Yorkshire as a whole.
- 5.19 The proposed development would support local businesses, directly, by providing employment and indirectly by providing custom to local pubs, shops, and tourist attractions. The proposed use would therefore help the districts post-Covid economic recovery, to support a sustainable rural economy by meeting the needs of tourism in this location. As such the proposed development is considered to accord with Policies CP1, CP2, CP4, CP15, and DP25.

#### Design, visual amenity, and landscape

- 5.20 Access to the site is to be from the existing access to the south off the main road.
- 5.21 The site is currently relatively open pasture with established mature hedgerows and sporadic trees to all boundaries. The application site is relatively flat and low lying with the surrounding fields generally bound by significant established vegetation and as such longer range views are restricted. Additionally, significant additional native planting of both hedgerow and trees are proposed to bolster the existing northern, western and the lower portion of the eastern boundaries as shown on the submitted landscaping plan.
- 5.22 The internal access road will run through the centre of the site with the holiday lodges accessed directly from it. The appearance, scale and design of the lodges and pods are shown in the plans and details accompanying the application. They are of typical design for such units and constructed of materials suited to their use.

- 5.23 The proposed development will result in a change to the character of the countryside in this location, through the introduction of built form and activity in what is otherwise an open field. This change could be considered to be harmful. However, given the established boundaries, the existing built form along the main road and the fact that the holiday lodges would be set back from the main road along a 100m access track, it is considered that not only would there be no significant detrimental impacts upon the visual amenity of the area and wider countryside but through enrichment of the existing landscaping the proposal could lead to a betterment of the site in visual amenity terms.
- 5.24 It is not anticipated that the proposed development would result in significant harm to the existing rural character of the site. As such it is considered that the proposed development would not give rise to significant detrimental impacts upon the character of the surrounding countryside in accordance with policies CP16, CP17, DP30 and DP32.

#### Residential amenity

- 5.25 Policy DP1 requires that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), vibration and daylight.
- 5.26 The nearest residential properties are well over 100m away from the boundary of the application site (with the exception of the access track), as such any views of the site would be relatively distant. The extent of harm to amenities of residents would therefore be minor. The proposal does not include a significant centre for entertainment or leisure purposes, and it is likely the largest potential for disturbance would be outdoor socialising, children playing and general activity levels within and around the site. However, in view of the separation distance from the nearest dwellings, the likelihood of noise disturbance is limited.
- 5.27 In terms of the amenity of visitors, and possible concerns arising from the former use of the adjacent site to the south east, it must be taken into consideration that the adjacent site is bound by existing residential properties, and taking into account that visits would be for relatively short periods, any impact from the former use of the site to the south east should not preclude approval.

#### Ecology

- 5.28 Policy DP31 of the Development Policies DPD states that 'Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation...Support will be given...to the enhancement and increase in number of sites and habitats of nature conservation value'.
- 5.29 A Preliminary Ecological Appraisal (PEA) has been carried out and submitted in support of the application. The site is considered to be of overall low to moderate ecological value with the hedgerows, mature trees and scrub providing suitable habitat for wildlife. Suitable foraging and commuting habitat for bats, nesting and foraging habitat for birds and foraging and sheltering habitat for brown hare and hedgehog was recorded on-site. The PEA recommends that a series of ecological

mitigation, compensation and enhancement measures be incorporated into the works. Details of the measures proposed are included in the PEA document and include avoiding site clearance during bird nesting season, protection of existing boundary vegetation, provision of a sensitive lighting scheme during and post construction, precautionary measures in relation to brown hare and hedgehog, compensatory bird nesting habitat if boundary vegetation is to be removed, possible enhanced bat roosting and bird nesting habitat and wildlife-friendly landscape planting.

- 5.30 It is recommended, that in accordance with NPPF para 175d, proposals should demonstrate a 'measurable' net gain in biodiversity. This is transposed to local policy and the emerging Environment Bill which is expected to put a requirement for all proposals to achieve a 10% net gain in biodiversity; whilst not yet formally released, this level is already being implemented as good practice across the country.
- 5.31 It is concluded that subject to the compensation and mitigation measures set out in the PEA and significant native planting laid out on the landscaping plan the site would provide a net gain in biodiversity. Conditions can be used to secure the above-mentioned mitigation and enhancements.

#### Highway safety

- 5.32 The existing site access onto the highway is to be improved to meet highway standards and ensure road safety is not compromised. The comings and goings from the site although increased would not be significant given that due to the nature of the use, arrivals would likely be staggered throughout the day.
- 5.33 The internal road network within the site will be configured to create a central route through the site from which each lodge or pod could be accessed. Limited details of parking for both lodges and pods have been provided but considering the layout and size of the site adequate parking provision could be secured via condition.
- 5.34 The proposed development will give rise to no significant highway safety or operation concerns. The proposals are considered to accord with the requirements of DP 3 and DP4.

#### Flood risk and drainage

- 5.35 A Flood Risk Assessment (FRA) and drainage report has been submitted in support of the application which demonstrates that the site is not at risk of flooding and that through appropriate management of surface water there would be no increase in flood risk elsewhere.
- 5.36 The foul drainage will be dealt with via the main sewer with two underground pumping stations installed within the site.
- 5.37 The LLFA has been consulted commenting that the site is Flood Zone 1 and therefore at the lowest risk of flooding but have asked for additional details relating to surface water drainage. Updated drainage information has been submitted and

sent to the LLFA for further comment. No updated comments have been received at the time of writing. However given that the site is within Flood Zone 1, the LLFA has raised no objection and Northumbrian water has raised no objection subject to conditions, it is considered that a suitable surface water drainage strategy could be secured through condition and that this should not preclude approval.

- 5.38 It is considered that the proposed development will accord with Policies CP1, CP21 and DP43.

Planning balance

- 5.39 The scale of the development is appropriate in this location. The development is acceptable in respect of siting and layout and will not have any significant adverse impacts on character and appearance of the surrounding countryside, the amenity of neighbouring residents, ecology, highway safety and flood risk. The scheme is in accordance with the policies of the Hambleton Local Development Framework.

## **6.0 Recommendation**

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

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 drawing(s) numbered P500 RevF, P502+503 P5033708 / 01 Rev A, Pod details received by Hambleton District Council on 15 January and 01 February 2021 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. The development must comply with the following requirements that: (1) the units shall be occupied for holiday purposes only; (2) the units shall not be occupied as a person's sole, or main place of residence; (3) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual units on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.
5. No more than 23 Lodges and 4 glamping pods shall be located on the land at any one time without a further grant of planning permission.

6. No external lighting shall be installed on the site except in accordance with a lighting scheme that has first been submitted in writing to and approved by the Local Planning Authority. All external lighting shall then be installed and maintained in accordance with the approved details.
7. The development shall be implemented in accordance with the Ecological enhancements set out in the Naturally Wild PEA report dated December 2020.
8. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.
9. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance.
10. The landscaping plan, set out in drawing number 3708/1 received on 15 January 2021, shall be implemented by the end of the first planting season following occupation of the development hereby approved.

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 Policy(ies) .
3. In order that the materials are appropriate to the surroundings and to comply with DP30 and DP32.
4. 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.

5. For the avoidance of doubt and to ensure that the scale of development is appropriate to the location and to comply with DP30 and DP32.
6. In order to protect the character and amenity of the area and to comply with DP1, DP30 and DP32.
7. In order to ensure that the ecological enhancements proposed by the development are achieved and to comply with DP30.
8. To prevent the increased risk of flooding from any sources in accordance with the NPPF.
9. In order to ensure that surface water is appropriately managed and to ensure compliance with DP43.
10. In order to protect the amenity and character of the area and to comply with DP30 and DP32.

Informative – Advice for the applicant.

1. If planning approval is granted, the occupier of the land will be required to obtain a Caravan Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. This will be granted subject to certain conditions being met. Environmental Health Technical support will write to the applicant further, providing the necessary details.