



NOTICE OF DECISION

TOWN & COUNTRY PLANNING ACT 1990 FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

NORTH YORKSHIRE COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: ZE23/00694/FUL

Proposal: Change of use of land to site 6no. touring caravans and replace 2no. touring caravan pitches with 3no. static pitches

at: Buzzers Pond Ings Lane Kirkbymoorside North Yorkshire YO62 6DN

for: Mr Steve Bosworth

Decision Date: 27 September 2023

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP8 Tourism

Local Plan Strategy - Policy SP14 Biodiversity

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

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan ref. 2023298/A502 Rev A, dated 20.09.2023

Proposed Site Layout ref. 2023298/AS101 Rev A, dated 20.09.2023

Block Plan ref. 2023298/A501 Rev A, dated 20.09.2023

Reason: For the avoidance of doubt and in the interests of proper planning.

03 The permission hereby granted shall not authorise the use of electricity generators within the application site at any time.

Reason: In the interests of amenity and the general ambience of the locality and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

04 Prior to the installation of any external lighting associated with the development hereby approved details of the location, height, angle of lighting, level of illuminance output and hours of operation shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall therefore be installed on site only in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity to ensure that the proposal satisfies Policy SP20 of the adopted Ryedale Plan - Local Plan Strategy.

05 No more than a total of 14no. touring caravans and 6no. static caravans shall be sited on the land as shown on the Proposed Site Layout ref. 2023298/AS101 Rev A, dated 20.09.2023 at any one time and at no time shall the land be used for any tent pitches without the express written permission of the Local Planning Authority.

Reason: Additional caravans and tent pitches would result in a cramped and unsatisfactory site layout and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

06 The permission hereby granted shall not authorise the use of the land as a caravan site except during the period from 1 March until 31 October in each calendar year. Any touring caravans on the site outside this period shall be covered with dark green covers stored only in the specific area approved in writing by the Local Planning Authority and shall not be used for human habitation.

Reason: It is considered that caravans constitute unacceptable visual intrusions into an open rural area during winter months, outside the holiday season and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

07 The caravans shall only be stationed on grass or permeable crushed stone bases in the positions shown on the Proposed Site Layout ref. 2023298/AS101 Rev A, dated 20.09.2023. No additional hard surfacing shall be laid within the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity and drainage and to satisfy the requirements of Policies SP16 and SP17 of the Ryedale Plan - Local Plan Strategy.

08 The touring caravan pitches and static caravans hereby approved shall be occupied for holiday purposes only; and not as a person's sole, or main place of residence; and The touring caravan pitches and static caravans shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 consecutive days; and The owners/operators 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 it is available for holiday use only and to comply with Policy SP21 of the Local Plan Strategy.

- 09 The landscape planting on the site as shown on Proposed Site Layout ref. 2023298/AS101 Rev A, dated 20.09.2023, shall be retained and managed to ensure that the site is effectively screened. Any trees/shrubs which, within a period of five years from the date of this decision notice die, are removed, or become seriously damaged shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

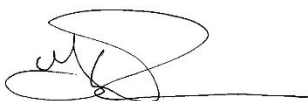
Reason:- In the interests of visual amenity, and to satisfy the requirements of Policy SP20 of the Local Plan Strategy.

INFORMATIVE(S)

- 01 The applicant is required to apply to the Council's Housing department for a caravan site licence.
- 02 The applicant should subscribe to the Environment Agency's Flood Alert and Warning Service and adopt an evacuation plan as agreed with the LPA's Emergency Planners.

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Planning Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.



Trevor Watson
Assistant Director – Planning

Date: 27th September 2023

Mr Steve Bosworth
C/O Mr Jonathan Wilson (JAWdesign)
116 Westgate
Pickering
YO18 8BB

NOTES

This is an approval under the Town and Country Planning Act only.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.northyorks.gov.uk/planning