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Branch Chair
Mrs Jan Arger

Authority: North York Moors National Park Authority

Type of consultation: Planning Consultation

Full details of application/consultation: NYM/2022/0117 - Change of use of existing paddock to equine grazing and campsite comprising five yurts and one tipi together with erection of shelter, two shower/toilet blocks and associated parking

At land: Paddock west of Beedale Beck, adjacent St Helens Caravan Park, Wykeham Lane

Type of response: Objection

Date of Submission: 2nd April 2022

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

Please note that CPRE North and East Yorkshire (including those parts of the Old North Riding, Redcar and Cleveland, Middlesbrough and (south) Stockton on Tees), have merged following an administrative restructure. Please update email addresses on your consultee databases accordingly.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for the change of use of existing paddock to campsite for equine grazing and glamping comprising 5 yurts, one tipi and the erection of a shelter with two shower/toilet blocks and parking at land to the west of Beedale Beck, Wykeham. The application was submitted to the North York Moors National Park Authority ('the NPA') on behalf of Kate Risker ('the applicant').

Having considered the supporting documents, CPRENEY object to the proposals at this location. There is insufficient information presented in the proposals to adequately rule out detrimental harm to the environment and landscape at this location.

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application should be determined in accordance with the development plan unless material planning considerations indicate otherwise. The planning system should contribute to achieving sustainable development. The National Planning Policy Framework ('NPPF') (2021) aims to deliver sustainable development through the implementation of its policies. Paragraph 11 states that for decision making this means:

- c) *'approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - I. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - II. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

The Development Plan relevant to this application consists of the North York Moors Local Plan (July 2020). Having recently been through independent examination and found sound, the Local Plan ('LP') should be considered up to date and thus full weight should be attributed to its policies. The NPPF is therefore to be given due weight as a relevant material consideration.

The application comprises a 6 acre paddock which is currently utilised as part of a livery business with the proposed access being as existing to the east of the plot from Wykeham Lane. However, no information has been provided as to how vehicles will access the proposed parking area to the north, i.e., whether there will be a set route to follow, whether the grass will be protected by a specific membrane or whether hardstanding will be required. Furthermore, the proposed plan states that existing hard standing will be suitable for the parking of vehicles, however, no information is presented (or illustrated) as to whether this is suitable for horse boxes as well as vehicles. Without this information it is too difficult to determine that the vehicles will not be too heavy for the site and prone to sinking which may cause damage to the site leading to the Beedale Beck. CPRENEY are aware that the site can often be saturated, despite the area where the yurts have been proposed being outwith the higher flood risk zone.

The site is located adjacent to the St Helens in the Park Caravan and Camping site, however, is separated by a tree belt to the banks of the Beedale Beck. No information regarding lighting has been presented in the application documents. Given the toilet block and showers are some way from the yurts and the horses are to be in the field, it is envisaged that some form of lighting will be required during the night time period for safety. Furthermore, each yurt is to have a wooden framed canvas shelter. Are these to be lit also? CPRENEY

would be concerned about the introduction of lighting into the dark area of the NP.

The applicant states the wish to only operate the site between April and October which is supported given that most of the existing mature vegetation to the boundaries are deciduous. However, no information is provided regarding whether the timber clad toilet and shower blocks and the wooden framed shelters will be removed during the autumn/winter period; or, what the yurts and communal tippi will be erected on. Are these to be on defined bases or pegged into the grass, in which case consideration may need to be given to the protection of land during the growing season.

There does not seem to have been a proposal regarding the sheltering of horses during inclement weather conditions. CPRENEY are aware of other equine glamping locations in the county where horses are provided with a temporary stable for over-nighting or during the day during such periods. CPRENEY are concerned that further structures may be required on the site from an animal welfare point of view.

Finally, the image below shows the existing site access to be used to facilitate the development. CPRENEY are concerned that the visibility splays will not be sufficient to allow safe turning of vehicle and horse box egressing the site onto the lane which would risk collision with oncoming vehicles travelling at the national speed limit.



LP Policy UE2 states that small scale holiday accommodation of the type proposed will only be supported where it is *“in the open countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.”* The application documents do not set out where the landowner lives but states that it is proposed to manage the site from existing accommodation, therefore, it is unknown whether this requires a vehicular movement or whether it is possible to access the site on foot. The field is currently used by the livery, but no information is offered as to where the remaining livery or stables are located, as such the proposal would appear to be fundamentally not in line with the relevant planning policy.

Conclusion

CPRENEY welcomes the opportunity to comment on this planning application for a change of use of paddock to grazing field and glamping at Wykeham. CPRENEY believe that there has been insufficient information submitted to the NPA to adequately assess the impact the proposals will have on the surrounding environment and landscape at this location and as such the proposed development appears to be contrary to several local and national planning policies and therefore, CPRENEY respectfully ask that this proposal be refused.

CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal.