

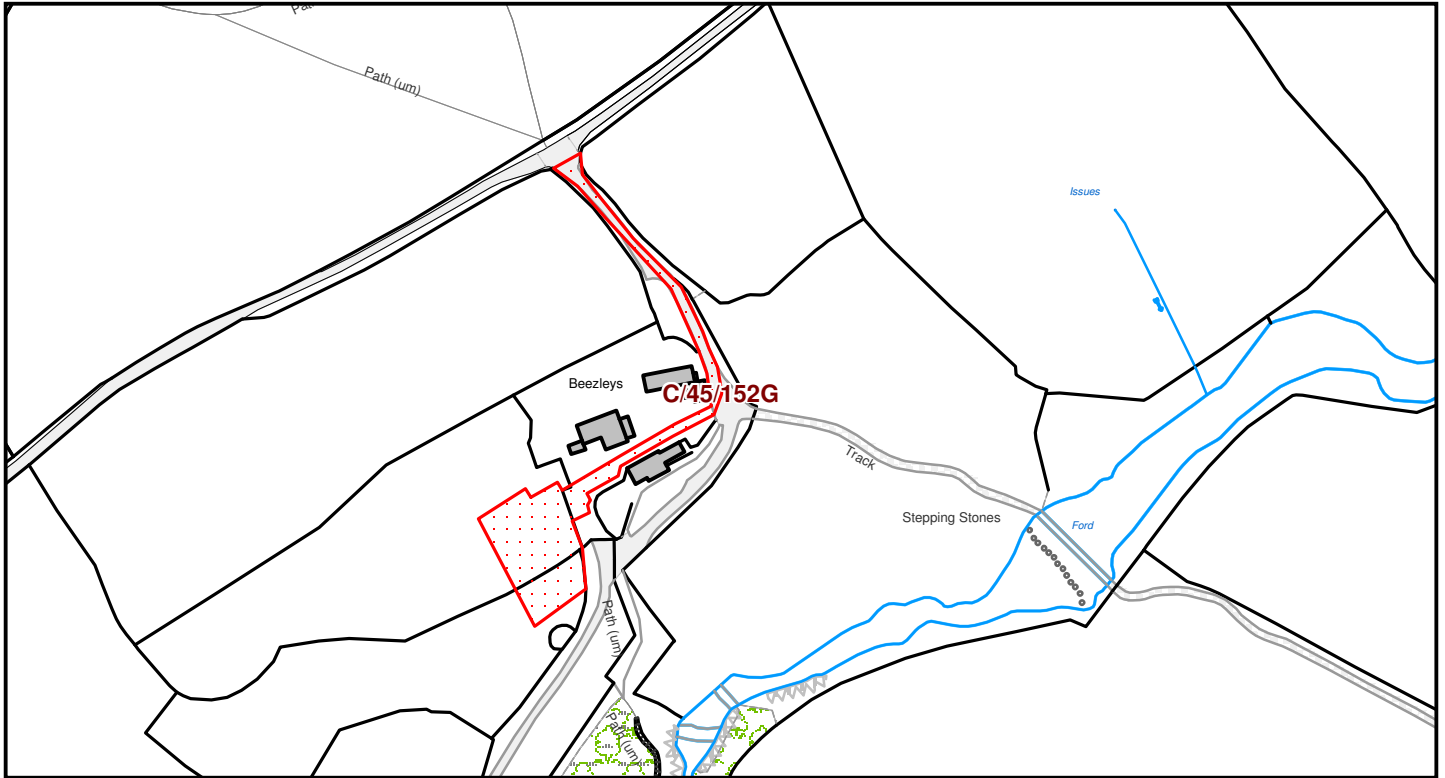
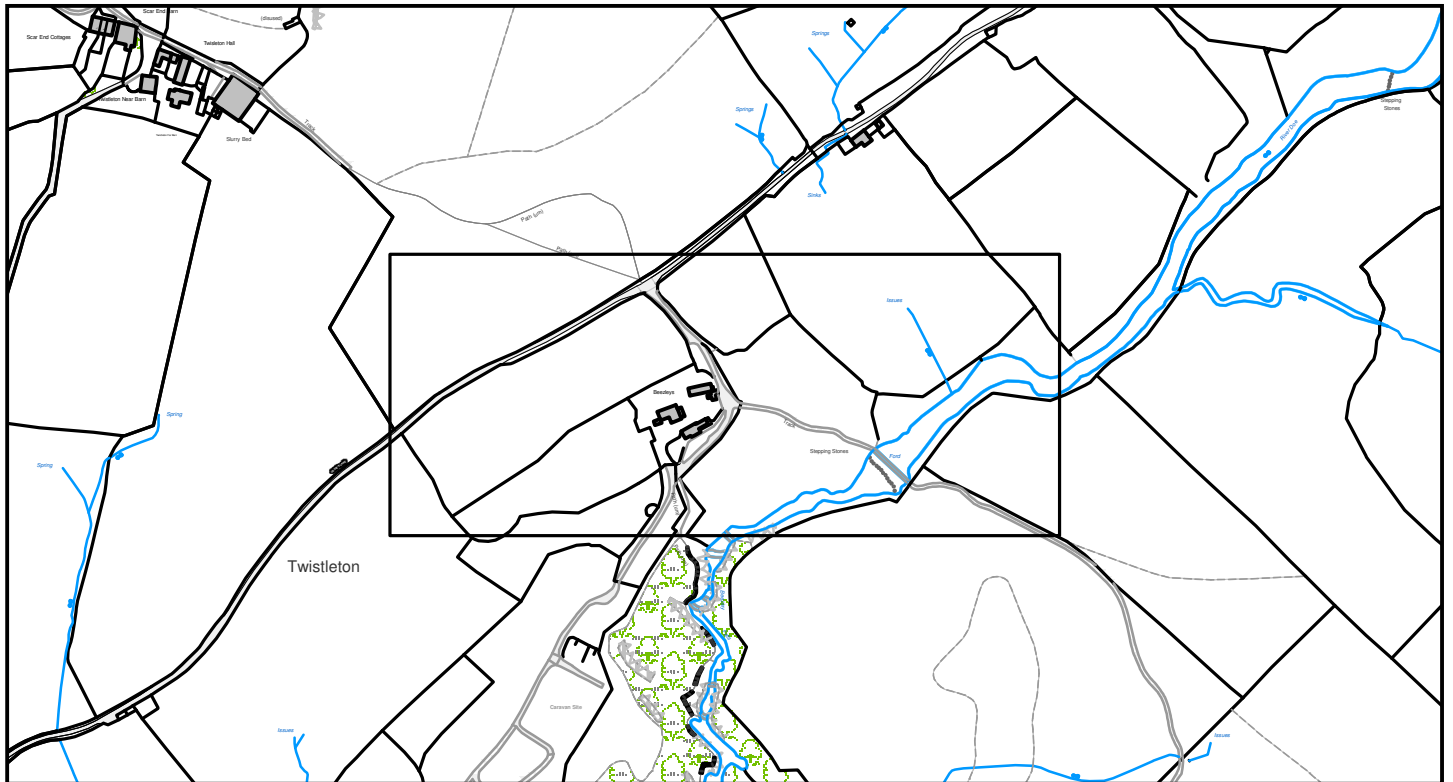
Yorkshire Dales National Park Authority

Application Code: C/45/152G

Committee Date: 13/08/2019

Location: Falls Park, Oddies Lane, Ingleton

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YORKSHIRE DALES NATIONAL PARK AUTHORITY

Planning Committee 13 August 2019

Schedule No:1

Application No:	C/45/152G	
District:	Craven	
Parish:	Ingleton	
Applicant's Name:	Ingleton Scenery Company	
Grid Ref:	SD70547486	
Received by YDNP:	21/12/2018	Officer: Katherine Wood

PROPOSAL: full planning permission for erection of toilet and shower block, creation of parking area and installation of waste disposal tank (AMENDED)

LOCATION: Falls Park, Oddies Lane, Ingleton

CONSULTEES

Ingleton PC

This application was discussed at last night's parish council meeting and there was reiteration of concerns regarding difficulty of access to the site and the exacerbation of existing traffic congestion currently caused.

**Highways North
Yorkshire**

No objections.

**Area Ranger
(Lancashire,
Ribblesdale &
Malhamdale)**

Proposed development directly affects the PROW

**Environment Agency -
for All areas**

No objection, The Environment Agency has set out a hierarchy of drainage options that must be considered and discounted in the following order:
1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank
4. If none of the above are feasible a cesspool.
In this case the development will connect to an existing reed bed, with the chemical waste served by a chemical disposal tank. These may be subject to a separate permit. The Environment Agency has been reconsulted on the Foul Drainage Assessment Form submitted.

**North Yorkshire County
Council**

No objections.

Harrogate Police Station

No comments.

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CEHO Craven	There are no potential Environmental Protection issues that would give cause for concern.
Wildlife Conservation Officer	No objection.
Trees & Woodlands	There are no trees affected here. A landscaping plan is needed to include the number of trees, planting location, size, species, protection and aftercare. In addition a larger planted area would be beneficial if we could extend the planting in the area where the camping permission currently exists - the area is around 0.3 ha.
Fire & Rescue Service	No objection/observation
Natural England	No objection subject to mitigation measures including the submission of a Construction Environment Management Plan (CEMP) and a plan regarding the operation of the foul waste system.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

T1(15) - Camping

W1(15) - Wildlife sites, species and networks

W2(15) - Biodiversity enhancement

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION

This application is reported to Committee as the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

APPLICATION SITE

The application relates to Falls Park, a holiday caravan site at Beezley Farm in Chapel Le Dale, near to Ingleton. Falls Park comprises static holiday homes to the south of the site and has extant permissions for short-stay caravans and camping. The site also has a kiosk and footpaths serving the Ingleton Waterfalls Walk trail.

The site adjoins the Thornton and Twistleton Glens Site of Special Scientific Interest.

There are two public footpaths which pass through the farm courtyard area and through the site.

PROPOSAL

The proposal as amended is for a campsite facilities building comprising showers, toilets and a laundry. A parking area is also proposed to accommodate five cars. A 10000 litre underground waste disposal tank is proposed to the south of the building to dispose of chemical toilet waste.

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BACKGROUND

The proposal as originally submitted was for the creation of a campsite in the field to the west of Beezley Farm, six camping pods, a new campsite facilities building and a car park. In 1992 planning permission was granted for the retention of the caravan and camping site at Beezley Farm. This permission included the use of a field (no. 4674) to the south of the site as a camp site for tents. Whilst other aspects of this permission were implemented the tent field has not been used for camping although the consent for this use remains extant. The originally submitted proposal sought to use this field instead for camping pods and use an alternative field for the tents. Given how exposed and prominent the site is in the wider landscape, it was considered that the proposal would have had a significant adverse landscape impact and as such the applicant's were advised to reconsider these aspects of their proposal. Furthermore, the facilities building and car park proposed were not sensitively sited and would also have had an adverse landscape impact. The application was subsequently amended to omit any camping pods and retain the camping as already approved. The facilities building and car park has been amended to reposition the building closer to the existing buildings, reconfigure the form of the building to an L-shape to reduce the overall length and reduce the car park in area and position it to the north of the building.

The 1992 planning permission also included the use of a field (no. 5594) adjacent to the access for use by short stay caravans. There has been recent works in the field to regrade the land and provide an access and hard standing for caravans. These works are subject to a separate enforcement investigation and there are ongoing discussions with the applicant at present.

RELEVANT PLANNING HISTORY

YD/5/45/152A - full planning permission for the retention of the caravan and camping site – permission granted subject to conditions on the 21st August 1992.

C/45/152C - full planning permission for conversion of existing barn to form bunk barn, erection of kiosk building and replacement agricultural building – permission granted subject to a Section 106 agreement and conditions on the 6th July 2009.

C/45/152F - full planning permission for installation of underground pipework to connect the approved bunk barn and ticket office to the existing reed bed drainage system serving the caravan park (retrospective) – permission granted on the 8th July 2013.

KEY ISSUES:

- Principle
- Ecology
- Impact on neighbours
- Public Right of Way
- Parish Council Comments

PRINCIPLE

This application has been considered under policy T1 of the Local Plan (2015) which relates to camping and the development of associated buildings or facilities. In accordance with criteria a to c of Policy T1 such facilities will be permitted where the site is not isolated in the landscape; and, the development and use of the site, including the provision of site services, external lighting and access provisions do not harm the landscape character of the National Park or are capable of integration by an approved planting scheme within five years of commencement; and, the site is capable of effective management without the construction of a new dwelling. The current planning application has therefore been

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considered against the criteria of policy T1 as follows:

a) The site is not isolated in the landscape.

The building has been repositioned so that it sits to the south-west of Beezley Farm and the recently constructed Waterfalls Walk kiosk. The building will be highly visible in close and distance views, particularly from the two footpaths either side, from the B6255 Chapel Le Dale road to the south and from Oddies Lane to the north. However, the amended siting would ensure that the building will be viewed as part of the farm group at Beezley Farm and not in isolation.

b) the development and use of the site, including the provision of site services, external lighting and access provisions, do not harm the landscape character of the National Park or are capable of integration by an approved planting scheme within five years of commencement.

The original scheme proposed a long single-span building. The reconfiguration of the building to form an L-shaped building will reduce the scale of the building when viewed in the wider landscape. It will also be single-storey and constructed in modern agricultural materials including timber boarded sides and matt grey profile metal roofing sheets. In distance views the building would have the appearance of a small modern agricultural building within the farm group. A condition can be added to control any external lighting to ensure any lighting is sited and designed to minimise the impact on the dark skies of the National Park.

The parking area will be positioned to the north of the building which helps to screen the views of parked vehicles from the wider landscape views from the south. The site would be enclosed by the existing dry-stone field boundary to the south and new dry-stone walled enclosure.

Landscaping is also proposed to the south of the building to further soften the impact of the development. Details of this landscaping scheme have yet to be submitted but it is anticipated that this could comprise native tree planting, not limited to a line of trees as the plan suggests. However, any planting would need to avoid obstructing the public footpath. The details of the landscaping can be agreed by a condition if planning permission is granted.

The waste disposal tank will be underground and as such will not have a visual impact.

c) the site is capable of effective management without the construction of a new dwelling.

The proposal is for a facilities building and car park to serve the campsite approved in 1992. The site is already served by an existing dwelling near to the camp site. As such there is no requirement to improve the supervision of the site.

It is therefore considered that the proposal would accord with policy T1 of the Local Plan (2015).

ECOLOGY

The site is positioned on the hillside above the Thornton and Twistleton Glens Site of Special Scientific Interest, which comprises two deep glens which provide excellent

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examples of gorge woodland. The main risks to the SSSI are from pollution arising from construction of the development and the operation of the foul sewage system. Natural England has no objection to the proposed development subject to appropriate mitigation being secured. These mitigation measures include the provision of a Construction Environment Management Plan (CEMP), which would help to identify any pollution risks arising from construction (such as petrol spills, dust, run off silt etc) and the required measures to control them. A plan is also required regarding the operation of the foul waste system. This would set out how the existing foul waste system (the reed bed drainage system) relates to this proposal and whether there will be sufficient capacity to process foul waste. It is understood that the waste disposal tank would treat the bacteria from chemical toilet disposal and would be a sealed unit, with no discharge into the existing reed bed. The grey water and waste from the facilities building would discharge into the existing reed bed system. The applicant has confirmed that the existing system has the capacity to serve the approved site. Full details of the CEMP and the detailed operation of the two waste disposal systems can be required by conditions. Subject to mitigation in the form of conditions requiring the details and management of the construction and waste systems, it is considered that the proposed development would accord with policy W1 of the Local Plan (2015).

Policy W2 of the adopted Local Plan (2015) requires all new development that would have an impact on biodiversity to provide a proportionate on - site contribution to wildlife enhancement. A proportionate level of biodiversity enhancement could include the provision of multiple durable bird nesting boxes and native tree planting/landscaping around the site, in order to satisfy the requirements of policy W2 of the Local Plan. These measures can be secured by way of a condition.

IMPACT ON NEIGHBOURS

There are two houses near to the site; Beezley Farm and Beezley Farm Cottage. Both are within the ownership of the applicant. The facilities building and car park are sufficiently distanced from these houses to avoid any impact on their amenity, in accordance with policy SP4(n) of the Local Plan (2015).

PUBLIC RIGHT OF WAY

Two public footpaths cross through the application site. The amended drawings show that footpath no. 23 would be served by two gates; one from the access into the car park and one from the car park into the adjoining field. As the second gate would prevent livestock from the field from entering the car park, this gate would be justified. However, the gate between the access and the car park should be omitted. A condition can be added to this effect, together with an informative to ensure the rights of way remain free from obstruction. The proposed development would therefore accord with policy SP4(j) of the Local Plan (2015).

PARISH COUNCIL COMMENTS

Ingleton Parish Council objected to the original submission (which included pods and a relocated campsite) as they had concerns regarding the difficulty of the access to this site, comprising narrow roads which already struggle to cope with current levels of traffic. They stated that the development would exacerbate current problems by motor vehicles. The Parish Council was reconsulted on the amended proposal and has reiterated their concerns regarding difficulty of access and the exacerbation of existing traffic congestion currently caused. It should, however, be noted that the proposed development would not increase the number of units proposed at the site and as such would not directly increase traffic to the site. It is acknowledged that the facilities building would help to facilitate the

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use of the approved campsite, although in theory it could still operate without the building. The Local Highway Authority has no objections to the proposed development. As such, it is considered that the proposed development would not cause an unacceptable level of traffic that would harm the environment or capacity of the local road network, in accordance with policy SP4(g) of the Local Plan (2015).

ANALYSIS OF MATERIAL CONSIDERATIONS

It is considered that the proposed campsite facilities building and small car park would not be viewed in isolation and would have an acceptable impact on the character and appearance of the landscape. The provision of such facilities would support the approved campsite attached to a popular visitor attraction and would improve the tourism offer in the National Park. Subject to appropriate mitigation measures the proposed development would not have an adverse impact on the adjacent Thornton and Twistleton Glens Site of Special Scientific Interest. There would be no harm to residential amenity and the proposed development would not have an adverse impact on highway safety. It is therefore considered that the proposed development is acceptable and would accord with policies SP1, SP2, SP4, T1, W1 and W2 of the Local Plan (2015-2030), guidance contained within the NPPF and objective E2 of the Yorkshire Dales National Park Management Plan (2019-2024).

RECOMMENDATION

Recommendation is to grant planning permission subject to conditions;

Standard Time Limit

In accordance with approved plans

Design conditions - materials (unstained timber, local natural stone plinth and anthracite matt grey roof, timber windows and doors)

Surfacing and boundary treatment

Bin storage

Submission of CEMP and plan for operation of foul waste disposal systems

Wildlife enhancement and landscaping

Protection of public footpath (omission of gate)

No external lighting unless approved

INFORMATIVE: protection of public footpath