

Miss Naomi Gibson  
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DL3 7EH

**NOTICE OF DECISION**

**Application No. 14/01953/FUL**

Date: 1st December 2014

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**PROPOSAL:** Change of use of land for the pitching of tents and for the siting of manager's accommodation and construction of an amenity building  
**LOCATION:** Toft Hill Caravan Park Hill Road Kirkby In Cleveland North Yorkshire  
**APPLICANT:** Mr B Ward

Hambleton District Council, being the Planning Authority for the purposes of the above application received 17 September 2014, having considered the following policies:

Core Strategy Policy CP1 - Sustainable development  
Development Policies DP1 - Protecting amenity  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Development Policies DP28 - Conservation  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Core Strategy Policy CP17 - Promoting high quality design  
Development Policies DP32 - General design  
Core Strategy Policy CP15 - Rural Regeneration  
Development Policies DP25 - Rural employment  
National Planning Policy Framework

have resolved that it should be **REFUSED**.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

The reason(s) for that decision are;

1. Contrary to LDF Policies CP1, DP1 and CP4, and the National Planning Policy Framework paragraph 55 ,no essential need has been demonstrated for the proposed residential accommodation, and the proposal is not therefore considered to be an acceptable exception to the principles against development of this nature in an isolated rural location.

2. Contrary to LDF Policies CP16 and DP30, the proposed utility buiding and the proposed managers accommodation would be intrusive and alien features in the rural surroundings.
3. The roads leading to the site are not of a sufficient width to cater for the traffic which would be likely to be generated by this proposal and the proposal is therefore not in the interests of Highway Safety.
4. The existing junction of Hill Road and Kirkby Lane which vehicles would utilise whilst travelling to and from the site is unsatisfactory as the required visibility of 2.4 metres x 43 metres cannot be achieved at the junction in a westerly direction and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.

A handwritten signature in black ink that reads "TJWood". The letters are cursive and somewhat stylized.

Tim Wood  
Development Manager