

From: Mary Frew
Sent: 11 October 2014 20:27:30
To: Bridget Robinson; GEN - Planning Emails
Cc:
Subject: Planning Application No. 14/01953/FUL - Response from Kirkby-in-Cleveland Parish Council

Kirkby-in-Cleveland Parish Council

Re: Planning Application No. 14/01953/FUL for
Change of use of land for the pitching of tents and for the siting of manager's
accommodation and construction of an amenity building
Toft Hill Caravan Park, Hill Road, Kirkby-in-Cleveland, North Yorkshire
Mr. B. Ward

Kirkby –in-Cleveland Parish Council has recently been approached by several local residents who use Hill Road for recreational purposes concerned about the increase in traffic. So much so that it was Item 3.1 on the agenda of our most recent meeting on 8th September. To approve an application which would increase the amount of traffic on Hill Road would only exacerbate the situation. The Parish Council wish to see the above planning application **refused** for the following reasons:-

- 1) The need for camping pitches at the top of Hill Road has not been established. The Pybus Scout Hut on Kirby Bank just above this site caters for camping for youth groups, Scouts, Guides, Duke of Edinburgh, etc., and is increasingly used since its recent refurbishment, and Toft Hill Farm has permission for the pitching of 20 tents in Field No. 0015, although this campsite is little used. There is a camping site a short distance away at Lordstones actually on the route of the Cleveland Way and other sites in the surrounding area which are much closer to facilities and therefore more convenient for users. Users of a campsite in this position would have to arrive by car as there is no bus service up Hill Road and a very infrequent service through the village, and make a round trip of six miles to access shops/other facilities which would be detrimental to the environment.
- 2) The extra traffic created by a camp site in this position would be detrimental to the use of Hill Road by local residents. Hill Road is a narrow single track no through road ending at the local access point to the North York Moors National Park. As such it is used regularly by local residents for recreational purposes – walkers, dog walkers, horse riders, adults and children on bicycles, buggy pushers, elderly people in electrified wheelchairs. It is the **only** route onto the moors from the village. The safety of these users would be severely compromised by the extra traffic generated by this application.
- 3) The sightlines at the crossroads in the middle of Kirkby village are not adequate for the extra traffic generated by this proposed development. The Highways Authority asked for the previous planning application No. 09/03847/FUL for change of use of the same field for the siting of 15 static caravans to be refused on road hazard and pedestrian road safety grounds. This present application would generate far more traffic as the field could hold far more than 15 tents, so the same road safety and road hazard implications apply.
- 4) The proposed development would be detrimental to the setting of the North York Moors National Park both for people looking towards the Moors when walking up Hill Road and those looking down towards the village from the Cleveland Way where it passes above Kirkby. In the Landscape Assessment accompanying this application, the photograph in Appendix 1 purporting to be from PRoW Cleveland Way is in fact from Kirby Bank Trod below the Scout Hut. Cleveland Way runs across the top edge of the Moors and from there the field the subject of this application is in full view. It is also clear from the photograph on page 3 of the Landscape Assessment that the field in question is about four times larger than the existing caravan park and thus its impact on the character of the landscape is proportionately greater.

There are some anomalies in the application itself:

7. Waste Storage and Collection – a field full of tents will necessarily generate a great deal of rubbish yet no provision has been made for this.
10. Vehicle Parking – the applicant states there will be no on-site parking, but most people on a camping holiday arrive by car or some larger vehicle such as campervans or Winnebagos.
11. Foul sewage – Mains sewer has been marked, but a package treatment plant has been installed. There is no mains sewer at the top of Hill Road.
12. Assessment of Flood Risk – Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? has been answered No. West Beck runs along the western edge of the field and there are ditches along the west edge of Hill Road.
Disposal of surface water – main sewer has been marked again, but there is no main

sewer.

14. Existing Use – Agricultural field. Is this site currently vacant? Yes
When did this use end (if known)? - A member of the Parish Council saw cattle grazing in the field on the morning of Wednesday 8th October so it is currently still being used for agricultural purposes.
15. Trees and hedges – Are there trees or hedges on the proposed development site? No. The whole boundary of the field is made up of hedging.
17. Residential Units – Does your proposal include the gain or loss of residential units? No. Part of the application is for a site manager's accommodation so that he can live on the site rather than travel in daily. Does this not constitute a residential unit?
19. Employment – Proposed employees 0. But the application is for a site manager's accommodation. Is this not an employee?
20. Hours of Opening – Not known. Presumably a campsite has to be open 24hours a day.

The Parish Council would also like to make the following points. The current caravan park has space for 30 caravans. At present there are seven static caravans on site and there has been very little use over what has been a very good summer. Therefore there is space on the existing caravan park for an amenity building, site manager's accommodation and tents to be pitched, to establish need for expansion before any planning permission is granted for change of use of other land. There is no detail apart from dimensions as to what the amenity building will consist of. It could be intended to be some sort of clubhouse. The dimensions of the site manager's accommodation are too large for it to be 'when assembled, physically capable of being moved by road from one place to another'. The single carriageway road is not 6.8 metres wide.

In Section 4 of the Design and Access Statement, Planning Policy context is set out citing Hambleton District Council's Development Plan, Allocation DPD, Core Strategy and Development Policies, but in Section 4.8 says that 'Limited weight should be given to the above policies where the proposals accord with the National Planning Policy Framework.' However the NPPF is only relevant where the local authority does not have a Local Development Framework in place, which Hambleton District Council does, so their Core Strategy and Development Policies should be given due weight.

Thus this planning application does not meet the following headings of the Core Policies:-

Meeting local development needs sustainably:

- CP1 i) The existing caravan site of 30 caravans close to a settlement of approximately 90 dwellings is quite enough for the area to sustain without the addition of a camp site four times the size.
- iii) this development would be damaging to the health, social well-being, amenity and safety of the population due to the risk created by the increased volume of traffic described in Objection 2 .
- ix) This development would be detrimental to the character and quality of the local landscape as set out in Objection 4.
- CP2 This states that 'development and the provision of services should be located so as to minimise the need to travel'. There are no facilities or services close to the proposed campsite as indicated in Objection 1.
- CP4 i) There do not appear to be any tourism needs, as youth groups are already catered for and the other camp site is little used - see Objection 1.

Supporting prosperous communities:

- CP11 According to the application there are to be no employees or facilities at the camp site, so this application does not make the secondary village of Kirkby-in-Cleveland or its community any more prosperous and does not 'meet local needs'.

Maintaining quality environments:

- DP30 'The intrinsic character and quality of the landscape will be respected and where possible enhanced. Development should take account of landscape character and not have a detrimental effect on the immediate environment and on any important long distance views.'
- DP32 'Proposals must respect local character and distinctiveness'.
This development clearly contravenes these Development Policies both in respect of the North Yorks Moors and in respect of the village of Kirkby-in-Cleveland. (Objection 4). A field of cows has to look better than a field of multi-coloured tents and accompanying paraphernalia from any viewpoint.

Creating healthy and safe communities:

- Strategic Objective 11 states 'existing recreational facilities ... are critically important resources for the District in terms of promoting healthy lifestyles and supporting the amenity of sustainable communities . . . Consequently the LDF will support proposals that protect, retain or enhance existing recreational and amenity assets.'
The current application, due to the increased volume of traffic it will generate on Hill Road and in the village will clearly be detrimental to the existing recreational and amenity assets at present enjoyed by residents of and visitors to the village of Kirkby-in-Cleveland. Thus this application clearly contravenes the requirements of CP19. (Objections 2 and 3).

Allocations document – change of use of agricultural land. This site is outside the

Development Limits and there is no allocation for development for Kirkby-in-Cleveland. The field is currently used for agricultural purposes, the grazing of cattle, as it has always been and as is appropriate for its location in a rural area at the foot of the North Yorks Moors. Planning Application No. 07/00497/FUL for change of use of agricultural land to domestic within Kirkby was refused 'due to it not serving either a social or economic need for a rural community. A refusal would also prevent the cumulative effect of sporadic development of this area.' Kirkby Parish Council is of the opinion that the current application should be refused for the same two reasons since the proposed change of use would allow the existing 'small secluded caravan park' (as described in para 3.3 of the Kirkby-in-Cleveland Village Design Statement, one of your Supplementary Planning Documents) to encroach via connected use onto adjoining agricultural land to the detriment of its rural appearance and character.

It is for all the above reasons that Kirkby Parish Council wishes to see the application refused.

Mary Frew
Chair, Kirkby-in-Cleveland Parish Council