

From:
To: [Mark Hill](#)
Cc: [Planning](#)
Subject: Additional comments on planning application NYM/2018/0791/FL
Date: 11 April 2019 16:12:32
Attachments:

Mark,

Please find attached our additional comments for the leisure use submission at Spaunton Quarry. It is noted that the application is preceding to the planning committee on the 18th April.

Kind regards
Fiona

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Senior Planner

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NYMNPA

11/04/2019

ADDITIONAL INFORMATION IN SUPPORT OF THE PROPOSED LEISURE USE AT SPAUNTON QUARRY PLANNING APPLICATION: NYM/2018/0791/FL

The requirements of planning policy DPI6 (Chalet and Camping Sites) of the adopted Core Strategy are set out below. The overarching policy justification identifies that caravan and chalet sites contribute to the provision of a range of accommodation in the Park to meet different tourist needs and that the provision of such facilities can be a supplementary source of income for farm businesses.

Comments on how this planning application complies with the requirements of policy are provided in blue text below each defined criterion.

Policy DPI6 – Chalet and Camping Sites

Proposals for the provision of small scale new caravan, camping and chalet sites (or the expansion of existing sites) will be permitted where:

- 1 The site is located within an area of woodland which will provide a setting for the proposed development to enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities (summary of the wording).

The application site itself has a limited red edged application area which is surrounded by existing trees, many over 25 years old. Some more recent planting has also been carried out and overall a good variety of tree species exist which provides for the future proofing of the woodland and the screening and amenities which it provides.

In the wider setting, Spaunton Quarry has been subject to an expansive restoration scheme which has ensured that a significant amount of tree planting has taken place over 20 hectares (50 acres) over the past decade. These newly planted trees reinforce those mature trees which already existed along and in close proximity to the boundaries of the quarry as well as those in the vicinity of the entrance and nearby the public footpath.

The proposals also provide for additional landscaping as part of the scheme.

- 2 The site is physically and functionally linked to an existing business and can be managed appropriately without the requirements for additional permanent residential accommodation.

Spaunton Estate has a number of properties in the North York Moors to provide flexibility for the Estate. A farmstead lies in Spaunton Village itself. Grazing land is scattered throughout the park and 10 different flocks graze on the commons.

Kirkbymoorside settlement and its population is located 1-1.5 miles away.

There is an extant planning permission for log cabins at the site. The proposal seeks to add a small scale addition to this permission to allow for a further cabin to be constructed. A limited number of pitches for caravans are also proposed. Both the extant use and the new small scale additions do not require any additional permanent residential accommodation at the site.

Spaunton Estate owns no. 1 Catterbridge Cottages, which is one of the pair of existing cottages sitting at the entrance to the quarry. The intention is for staff operating either or either the leisure and/ or agricultural enterprises (NYM/2018/0787/FL) to occupy this existing cottage. This is where the secretary for the quarry manager lived until her retirement.

It is notable that the newly published pre-submission Local Plan now amends and combines the formerly suggested policies which were identified as UE1 (Camping and Glamping) and UE2 (Cabins, Chalets, Caravans and Motorhomes). The text advises that this is to simplify and shorten the plan, but also to allow for some additional flexibility around site management following consultation comments to the emerging local plan. In summary, the emerging policy position no longer requires manager's accommodation to be on site, but it still has to be demonstrated that manager's accommodation is in close proximity (just like that available for the proposed leisure use at 1 Catterbridge Cottages), is linked to an existing business or is on site.

■ 3 The site is in close proximity to the road network (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area of highway safety.

The quarry is accessed via an existing road which itself leads directly from the A170 which is the primary main road through the North York Moors National Park. This 'A' classified road runs from Thirsk to the coast at Scarborough.

Due to the small scale nature of the proposal, traffic into the site will be minimal. Furthermore, as the highways authority have identified in their formal consultation response, the site is in a sustainable location in that it is located on a public footpath network which allows easy access by foot to the neighbouring village communities. A bus stop exists at the front of the site which the highway authority agrees allows for sustainable modes of transport to be undertaken around the National Park.

■ 4 The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely

affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.

The proposal seeks planning permission to allow one additional log cabin over and above the 5 cabins which already benefit from planning permission. An area is proposed for up to 12 caravans to park. The communal building, which includes loos and shower facilities, already exists and is merely proposed to be upgraded in its appearance.

The planning statement fully documents the location and merits of the proposed leisure facility. The proposal is sited within an existing quarry within relatively close proximity to the neighbouring villages at Kirkbymoorside and Appleton le Moors and their services/facilities. It is not located in a 'more remote' location but on a site which lies just off the main distributor road (the A170) which runs through the National Park. Two existing cottages exist at the front of the site and sheep graze the land. A footpath runs near to the site. The proposed additional cabin and spaces for caravans to stand are of a scale and in a location which will not unduly intrude on the peace and tranquillity of the National Park.

It is noted that the newly issued pre-submission plan confirms that the application site is not located within a defined remote area.

■ 5 Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

This criterion requires that the level of permanency of buildings should be designed so that they can be removed without damage to the natural landscape when they are no longer required. Whilst the applicant agrees with the sentiments of this part of the policy, the circumstances of the proposed scheme are not really considered to fall within what the policy is trying to achieve. The building already exists. It is proposed to be efficiently re-used i.e. to pursue sustainable development especially via the sustainable use of construction materials.

Although the applicant has been requested to remove the existing building which is proposed in the scheme to be reused as a communal facility (with loos and showers), it is noted that the retention of the building and its recladding would be significantly more preferable and without damage to the natural landscape than demolishing it and putting up a timber structure in its place.

Indeed, the damage to the natural landscape has already happened because the building exists and has done so for a number of years in association with the quarry extraction at the site. Whilst the external appearance of the structure is already proposed to be refurbished in a more traditional vernacular style, the existing structure could also be retained and be appropriately clad with timber (again in a traditional vernacular style) if it is considered that there is a need to timber clad the

structure. This ensures a more rustic appearance which conserves and enhances the landscape and scenic beauty. The retention of the structure ensures that any decision accords with paragraph 83 of the NPPF which seeks to ensure the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings.

We welcome a discussion on this matter in order to seek to retain the existing building (refurbished) as our preference for minimising harm to the landscape.

Other matters

In response to the wider ecology matters which have been raised, a response is currently being prepared by Naturally Wild.

In the meantime, the following details are perhaps all that is needed to clarify the situation:

- There are no Special Protection Areas (SPA's) or Special Areas of Conservation (SAC's) anywhere near the site (nor SSSI).
- The Pearl bordered fritillary population is at the north-west corner of the quarry and over 600m away.
- The Estate arranges annual monitoring of this population with Dr Roderick Robinson (and Butterfly Conservation Charity) which has shown that despite the Estates endeavours to expand the range of the population further south, the butterflies are not keen to do this.
- They require a population of dog violets on an essentially south facing slope which captures a micro climate amongst a not too dense bracken litter layer.
- The Estate has managed to improve the population on Appleton Common to the east. There is no evidence that visitor pressure will have any impact on the population but indeed if it keeps the bracken a little bit thinner that would be a positive impact.
- All the plants and species recolonised relatively recently as the restoration of the quarry areas has been completed.
- Further colonisation will take place over time and will change, most likely over time as well.
- The amount of trampling from leisure visitors is only likely to be very de minimis and not necessarily negative, as it will provide species diversity.
- We consider that the appreciation by visitors of the special ecological interest is likely to be hugely beneficial in conserving that interest for future generations. This is the very heart of sustainable development.
- The overall benefit of any public access is likely to be positive and educational.

It is unfortunate that Ryedale Naturalists carried out a survey in Spaunton Quarry without any reference to the owners or managers of the land. This has resulted in some of the statements being factually inaccurate as a result.

S106 Legal Agreement

It is noted that planning permission is proposed to be recommended to be granted subject to a S106 legal agreement for the leisure use to remain part of the Spaunton Estate. There is no fundamental objection to the use of a S106 agreement although it is clear that the application stands on its own positive merits and provides for small scale tourist accommodation which does not have an adverse impact on the character of the National Park.

08th April 2019