

**North Yorkshire Council**

**Community Development Services**

**Thirsk and Malton Area Constituency Committee**

**16 January 2025**

**ZE24/00421/73AM - Variation of conditions 02, 03, 04, 05, 06, 09, 14, 15, 16, 18, 20, 21, 24, 26, 29, 32, 33, 38, 44 and 47 of planning approval 15/01451/73AM dated 18.03.2016 to allow amendments to the layout of the site, design of the lodges, removal of the public access to the football pitches and amendments to the timescales of the submission of details to satisfy conditions at Pickering Showground Malton Road Pickering**

**Report of the Assistant Director Planning – Community Development Services**

**1.0 Purpose of the Report and Background**

- 1.1 To determine a planning application for the variation of conditions 02, 03, 04, 05, 06, 09, 14, 15, 16, 18, 20, 21, 24, 26, 29, 32, 33, 38, 44 and 47 of planning approval 15/01451/73AM dated 18.03.2016 to allow amendments to the layout of the site, design of the lodges, removal of the public access to the football pitches and amendments to the timescales of the submission of details to satisfy conditions at Pickering Showground.
- 1.2 The application has been referred to the Committee for determination due to the proposal raising significant planning issues.

**2.0 Executive summary**

**RECOMMENDATION:** That planning permission be granted subject to the conditions listed below.

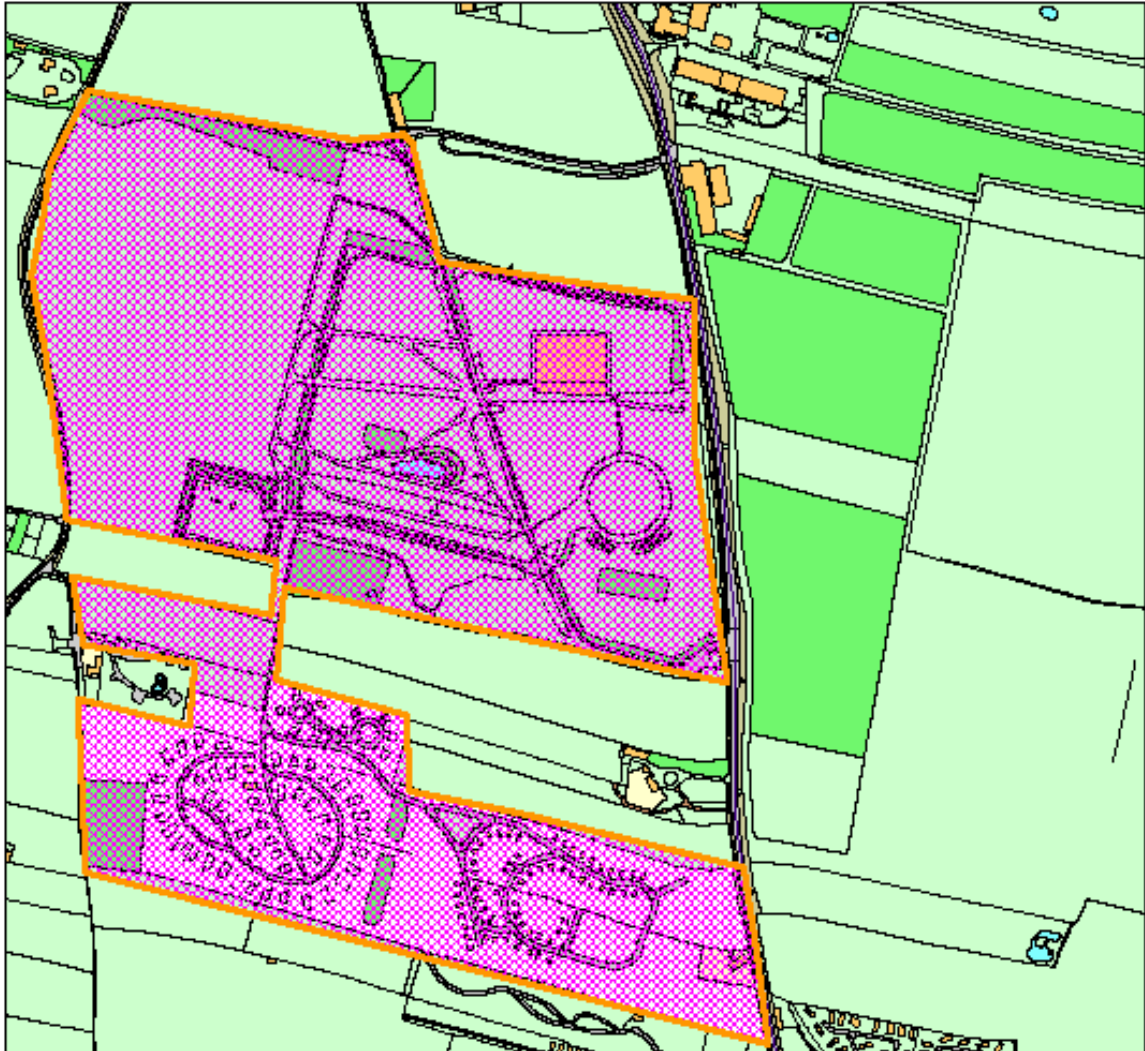
- 2.1 This application seeks a variation of conditions 02, 03, 04, 05, 06, 09, 14, 15, 16, 18, 20, 21, 24, 26, 29, 32, 33, 38, 44 and 47 of planning approval 15/01451/73AM dated 18.03.2016 to allow amendments to the layout of the site, design of the lodges, removal of the public access to the football pitches and amendments to the timescales of the submission of details to satisfy conditions.
- 2.2 The application site relates to a 43 hectare site located approximately 2 miles south of Pickering and known as Pickering Showground. The application site essentially comprises two parcels of land, linked by a narrow parcel of land and comprises an exhibition centre and surrounding land.
- 2.3 Planning permission was first granted in 2013 for the siting of 133 holiday lodges, a manager's lodge, restaurant building, site shops, reception buildings, the use of the site for a touring caravan site, the formation of a camping area with 15 camping pods together with the construction of associated shower/toilet blocks, the use of part of the site as an events field or football pitches for use by Pickering Town Football Club with the erection of an associated pavilion, the use of part of the site for events and outward bound activities, the formation of nature/picnic areas and lake, the use of part of the site for car parking and a park and ride facility with the erection of a passenger shelter and gatehouse, along with associated landscaping, highway improvement works and internal access roads.

- 2.4 A subsequent application was submitted in 2015 and approved in 2016 (15/01451/73AM) which granted permission for a number of amendments to the original scheme including the design of the lodges, the reconfiguration of the shape of the lake, the change of the area of mobile caravans to glamping pods and the submission of details in relation to the original conditions. It has been established through the grant of a Lawful Development Certificate in 2024 that the 2015 application has been lawfully implemented and this permission is now extant.
- 2.5 The previous approvals on this site have sought to compliment the use of the exhibition hall by providing a range of tourist accommodation, together with tourist facilities such as the lake, restaurant, outward bound facilities, football pitches, cycle hire, events field and park and ride. The development of this site comprises significant development in the open countryside. However, the location is dictated by the location of the exhibition hall and the showground. The Ryedale Plan – Local Plan Strategy recognises that tourism is an integral and valuable part of the District's economy, with a high level of demand for such facilities. The provision of the park and ride facility, along with cycle routes, will assist with the connectivity of the site to Pickering and the surrounding area. Whilst the development of this site will have an impact on the character of the open countryside and give rise to additional vehicle movements, the benefits to the local economy, job creation, leisure facilities and park and ride facility are considered to be significant.
- 2.6 This application seeks to make a number of amendments to the 2015 application. The proposal seeks to amend the detailed site layout, with the lake reconfigured and the touring caravans reintroduced as originally approved under the 2013 permission. The proposal also seeks to site 15 camping pods within the central western strip of land, with amendments sought to a number of the conditions to reflect the revised site layout plan. The application seeks to remove the public access to the football pitches which are no longer required by Pickering Town Football Club, along with amendments to the trigger point at which details should be submitted to satisfy conditions, or work undertaken on site. The proposed amendments sought under this revised application are considered to align with the requirements of the Local Plan Strategy and the NPPF insofar as they relate to the principle of development on the site.
- 2.7 The proposed amendments have been carefully considered by the LPA and statutory consultees. Concerns raised by Officers and consultees have been satisfactorily addressed and there are no objections to the revised scheme from statutory consultees. Reverting to the original mix of holiday lodges, camping pods and touring caravans is considered acceptable, providing a range and choice of holiday accommodation as required by Policy SP8 of the Ryedale Plan – Local Plan Strategy. The removal of the public access to the football pitches has been satisfactorily justified, with Pickering Town Football Club confirming that they no longer require the facility on the application site, however the site will continue to offer facilities for public use, including the outward bound activities, nature and picnic areas, along with the cycle and pedestrian routes.
- 2.8 The site has been in a poor state of repair for a number of the years with the amendments sought under this application seeking to ensure that a successful scheme can be delivered on the site, whilst continuing to provide the economic, community and environment benefits to the site and wider area that the previous schemes sought to deliver. The revised scheme is considered to be acceptable in terms of character and form and subject to the conditions, particularly in relation to the highway improvement works, landscaping schemes and ecological enhancements, is considered to result in a development that would be acceptable in terms of highway safety, residential amenity and without resulting in material harm to

the surrounding wider landscape, in compliance with the requirements of the Ryedale Plan – Local Plan Strategy and the NPPF.

ZE24/00421/73AM

Pickering Showground, Malton Road, Pickering

**Scale:** 1:5,446

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Organisation	North Yorkshire Council
Department	Development Management
Comments	Not Set
Date	29/11/2024
MSA Number	Not Set

### 3.0 Preliminary matters

3.1 Access to the case file on Public Access can be found here:-  
<https://planningregisterdocs.ryedale.gov.uk/planning/planning-documents?SDescription=ZE24/00421/73AM>

3.2 The following relevant planning history has been identified for the application site:

3/102/867/FA Use of land as a touring caravan site. Refused 14.6.89

3/102/867A/FA Change of use of land for the holding of leisure market on a Sunday only between 1st April and 30th September. Approved 14.6.94

3/102/867B/FA Change of use of land for the holding of a car boot sale with associated car parking on a Sunday only between 16.4.95 and 24.9.95 (not including 11.6.95 and 30.7.95). Approved 07.04.95

3/102/867C/FA Change of use of land for the holding of a car boot sale with associated car parking on a Sunday and Bank Holidays between 7 April 1996 and 12 October 1996. Temporary Approval 06.03.96

97/00100/FUL - Use of fields on Sundays and bank holidays only for car boot sales and associated parking between Easter Sunday to the second Sunday in October 1997, 1998, and 1999 – Approved 11.04.1997

99/00225/FUL - Use of land on Tuesdays between the hours of 2pm and 6pm for car boot sales and associated parking between 6th July 1999 and 31st August 1999 inclusive – Approved 11.05.1999

99/00947/FUL - Use of land for car boot sales & parking on Sun & Bank Holidays from 1st Sun in April to 2nd Sun in Oct, Tues between the hours 8am & 1pm from 3rd Tues in July - last Tues in Aug in 2000/2001/2002. Retention of roadways & earthbundling – Approved 14.12.1999

01/00329/FUL - Use of land for park-and-ride facility – Approved 18.05.2001

01/00579/FUL - Erection of temporary toilet block – Approved 27.07.2001

01/00813/FUL - Temporary use of land for car park in connection with park-and-ride facility – Approved 09.04.2002

02/00234/OUT - Erection of exhibition/conference centre – Approved 23.09.2002

03/00183/MFUL - Erection of events arena with associated landscaping and parking – Approved 18.05.2004

07/00458/73 - Variation of Condition 18 of approval 03/00183/MFUL dated 17.05.2004 to allow activities within Use Class D2 (Assembly and Leisure) in addition to the existing use as exhibition/conference centre with ancillary retail – Approved 12.09.2007

12/01204/FUL - Timber overcladding of existing events arena to include stone projection feature and additional south elevation windows, erection of a detached biomass boiler/pellet store and general store together with car parks and associated roadways to the east and north-west of the arena building – Approved 21.05.2013

13/00029/MFUL - Erection of 133 no. holiday lodges, managers lodge, restaurant building, site shops with storage and toilets, lodge reception building, 2 no. biomass boiler & pellet store buildings & toilet block, change of use of part of site to touring caravan park with erection of 2no. shower/toilet blocks and a reception/site shop building, formation of camping area with 15no. camping pods, use of part of site as event field or football pitches with erection of pavilion for toilet and changing facilities, use of part of site for events & outward bound activities, use of part of site as nature area, use of part of site for car parking and a park and ride facility with erection of passenger shelter and gatehouse, formation of lake, vehicular accesses to Malton Road and associated internal access roads and landscaping. - Approved 21.08.2013

15/00460/FUL - Use of the land for a drive-in cinema to include a projection/reception building and a steel frame mounted cinema screen – Refused 14.10.2015

15/01451/73AM - Variation of Conditions 02, 03, 04, 06,09, 10, 11, 14, 15, 16, 17, 18, 24, 25, 26, 29, 31, 32, 33, 34, 39, 41, 44 & 48 of approval 13/00029/MFUL dated 21.08.2013 to allow amendments to the layout and design of the Exhibition and Leisure Village – Approved 18.03.2016

16/00921/73AM - Variation of Condition 43 of approval 15/01451/73AM dated 18.03.2016 by substituting the Flood Risk Assessment (FRA) by Alan Wood & Partners dated January 2013 and the mitigation measures detailed within it points 1-4 by a replacement FRA by Richard Jackson Engineering Consultants Ltd dated April 2016 and its flood risk management recommendations – Pending Consideration

ZE24/00072/CLEUD- Certificate of lawfulness that confirms works have been undertaken that constitute a 'material operation' and consequently work has commenced on site and the planning permission has been implemented in accordance with Condition 01 of approval 15/01451/73AM dated 18.03.2016 - LDC Granted 08.05.2024

#### **4.0 Site and Surroundings**

- 4.1 The application site is located on the western side of the A169 Malton to Pickering road, approximately 2 miles south of Pickering. The application site comprises the exhibition hall and surrounding land which is known locally as Pickering Showground.
- 4.2 The application site essentially comprises two parcels of land, linked by a narrow parcel of land amounting to an area of approximately 43 hectares. The site is relatively flat, bounded by mature hedging and trees. The site is surrounded by open countryside. However, there are a number of residential properties and small tourism sites in close proximity to the application site, including the Black Bull Inn.
- 4.3 The application site is located within Flood Zones 1, 2 and 3. There are no public rights of way within the application site, although there is a public footpath immediately to the west of the site, adjoining the access to Buckthorn Farm. Further north, public footpaths connect Haygate Lane to Mill Lane with public footpaths and bridleways to the south connecting through to Kirby Misperton. The site is located outside of any defined development limits.

#### **5.0 Description of proposal**

- 5.1 This application seeks a variation of conditions 02, 03, 04, 05, 06, 09, 14, 15, 16, 18, 20, 21, 24, 26, 29, 32, 33, 38, 44 and 47 of planning approval 15/01451/73AM dated 18.03.2016 to allow amendments to the layout of the site, design of the lodges,

removal of the public access to the football pitches and amendments to the timescales of the submission of details to satisfy conditions.

- 5.2 Planning permission was first granted in 2013 for the siting of 133 holiday lodges, a manager's lodge, restaurant building, site shops, reception buildings, the use of the site for a touring caravan site, the formation of a camping area with 15 camping pods with the construction of shower/toilet blocks, the use of part of the site as an events fields or football pitches with the erection of associated pavilion, the use of part of the site for events and outward bound activities, the formation of nature/picnic areas and lake, the use of part of the site for car parking and a park and ride facility with the erection of a passenger shelter and gatehouse along with associated landscaping, highway improvement works and internal access roads. The 2015 permission sought revisions to the design of a number of the lodges, the reconfiguration of the shape of the lake, the change of the area of mobile caravans to glamping pods and the submission of details in relation to the original conditions.
- 5.3 As noted within the planning history section of the report, a Lawful Development Certificate was submitted earlier in 2024 to establish that the referenced permission (15/01451/73AM) has been lawfully implemented. This LDC was granted on 08.05.2024, establishing that the permission has been lawfully implemented and this permission is now extant. Subject to the submission of details to satisfy the outstanding conditions, this scheme could be fully implemented.
- 5.4 This application seeks to amend the detailed site layout, with the lake reconfigured and the touring caravans reintroduced. The proposal also includes the siting of 15 camping pods within the central western strip of land. Amendments are sought to a number of conditions to reflect this revised site layout plan, the trigger point at which details should be submitted to satisfy conditions or work undertaken on site and the removal of the public access to the football pitches. The detail of each of the condition amendments will be discussed within the appraisal section of the report.

## **6.0 Planning policy and guidance**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with the Development Plan so far as material to the application unless material considerations indicate otherwise.

### Adopted Development Plan

- 6.2 The Adopted Development Plan for this site is the Ryedale Plan – Local Plan Strategy, adopted 5 September 2013.

Policy SP1 General Location of Development and Settlement Hierarchy  
 Policy SP2 Delivery and Distribution of New Housing  
 Policy SP6 Delivery and Distributing of Employment Land and Premises  
 Policy SP8 Tourism  
 Policy SP10 Physical Infrastructure  
 Policy SP11 Community Facilities and Services  
 Policy SP13 Landscapes  
 Policy SP14 Biodiversity  
 Policy SP16 Design  
 Policy SP17 Managing Air Quality, Land and Water Resources  
 Policy SP18 Renewable and Low Carbon Energy  
 Policy SP19 Presumption in Favour of Sustainable Development  
 Policy SP20 Generic Development Management Issues  
 Policy SP21 Occupancy Restrictions

## Guidance – Material Considerations

6.3 Relevant guidance for this application is:

National Planning Policy Framework 2024  
National Planning Practice Guidance  
National Design Guide 2021

## 7.0 Consultation responses

7.1 The following consultation responses have been received and have been summarised below. Full comments are available to view on the Council's website.

**Pickering Town Council:** The Town Council has concerns in respect of planning condition 16 and the fact that the cycle path will not be constructed and available for public use until the touring caravan site is occupied. The Council believes that active travel should be a priority for this development. Walking or cycling on the path adjacent to the A169 will not be appealing for anyone staying on the site, and constructing a cycle path that links to Pickering and the Black Bull would reduce congestion, benefit businesses in the town and demonstrate a commitment to sustainable tourism. The Council also believes that landscaping is an important part of this development and a landscaping plan should be approved and implemented as soon as possible.

**Ecology:** The submission notes that '*Condition 40 requires the submission of a scheme for ecological enhancements. It is proposed to extend the trigger from 3 months to 12 months of the date of the decision notice. This is to ensure that a scheme can be created by qualified experts within the timescales of submission.*' I can confirm that I have no concerns with regards to the extension of the trigger from 3 months to 12 months. Although not specified within the submission, it is likely that the ecological reports are now quite dated. As construction progresses, there is a need to ensure that the presence of habitats and species on site is taken into account, particularly where those species receive legal protection. Whilst not needed for this determination, it would be worth undertaking up to date surveys for mobile protected species, this will also then inform the scheme of ecological enhancement needed for condition 40.

**Economic Development:** This application will support North Yorkshire Council's Economic Growth Strategy for 2024-2029 through our Visitor Economy Strategy which complements our strengths in the tourism sector. Our visitor economy is a major strength, employing 41,000 people and generating £1.5bn of economic output each year. The addition of new tourism destinations will go some way to contributing to the continued economic growth in this sector in North Yorkshire. The mixed-use of the site to encompass activities and events as well as static holiday lodges and associated amenities ensures the site will be operational year-round and provide employment opportunities for locals as well as seasonal and casual workers. For these reasons we support this application.

**Environmental Health:** No comments

**Environment Agency:** No comments



**Internal Drainage Board:** No Objection, subject to full surface water drainage design and watercourse maintenance/management plan at detailed design stage.

**Lead Local Flood Authority:** No Objections

**Local Highway Authority:** No Objections

**Public Rights of Way:** Recommend Informative

**Tree & Woodland Officer:** No comments received

**Yorkshire Water:** No observation comments

### Local Representations

A total of 8 local representations have been received raising the following concerns:

- I can see no need for the developers to have to delay the creation of this public cycle track any longer. I would suggest that it must be completed and opened before any accommodation units, including touring caravans, are allowed to be occupied on the site.
- Condition 17, the cycle hire facility, should be maintained as it is
- The park and ride facility was incorporated in the original development to reduce car traffic from this and other sites in Pickering. Occupying cabins before completing the necessary transport systems would be completely counterproductive to reducing the traffic impact of the development that was originally intended.
- I'm concerned to see that they wish to change condition 18 where in relation to a nature area/picnic area and public park it removes the requirement for public use to ensure the security and amenity of the holiday park guests. Will they use this argument to refuse, eventually to open the cycle track to the public?
- The application shows planning for camping pods in the adjacent field, I object to this as I am concerned that this will appeal to the budget friendly camper and families which will impact on the 'quiet, secluded' site we are planning for our eight lodges.
- There is a proposed cycle path to Pickering running over the access road to my home, I object to this as it will impact both my privacy and property and I do not believe it should be on my land when they have other accesses available on their own land.
- The bin store and recycle area is extremely close to my lodge site and there are concerns of this being undesirable when again, they do have other areas I think they can use further away.
- The application represents significant changes to the original application so a completely new application should be required. If not it's imperative that the overall numbers are strictly observed and not increased, as the required infrastructure improvements/implementation are based on these numbers.
- We strongly object to any change of condition 16 to trigger at 61<sup>st</sup> lodge occupation. This condition is part of a strategic aspiration for coordinated active travel routes from Black Bull to Pickering and this route represents part of a larger public network and therefore planning gain to balance the negative aspects of allowing this application.
- Generally, these amendments propose changing the site from one with public access to a completely private facility, therefore removing public infrastructure and reducing overall benefit in terms of planning gain.

- The original application appeared to be mainly a tourism facility, hence with short term occupation, whereas this appears to be more permanent housing based, which will have implications regarding medical and possible school demand. There must be clarity on tenure and enforcement of any restrictions on full time occupation
- All the proposed amended trigger points appear to be aimed at maximum profitability, rather than providing essential infrastructure, which is the whole point of planning gain.
- Condition 40 proposes to extend the trigger from 3 months to 12 months of the date of the decision notice. A suitable scheme should already be drawn up, given the significant amount of tree and vegetation clearance already carried out in recent months.
- With such major changes to the permission, should the current requirement for minimum 10% BNG be implemented?

## **8.0 Environment Impact Assessment (EIA)**

- 8.1 The development falls within Schedule 2 Category 12(c) Holiday villages and hotel complexes outside urban areas and associated developments and exceeds the threshold as the site exceeds 0.5 hectares. As such, the Council as the Local Planning Authority have screened the development and found that it is not EIA development and no Environmental Statement is required to be submitted with the application. The Screening Checklist which acts as the report and decision is available to view on the Council's website. Nothing has changed since the screening decision and it is still effective for the Committee Decision. No conditions are required to rule of a likely significant environmental effect.

## **9.0 Main issues**

- 9.1 The key considerations in the assessment of this application are:

- Principle of Development
- Form, Character and Landscape Impact
- Highways Safety
- Impact on neighbouring amenity
- Park and Ride facility
- Nature/picnic areas and football pitches
- Cycle and pedestrian provision
- Other matters

## **10.0 Assessment**

### Principle of Development

- 10.1 Policy SP1 (General Location of Development and Settlement Hierarchy) states that within the wider open countryside, development will be restricted to that which *"is necessary to support a sustainable, vibrant and healthy rural economy and communities."*
- 10.2 Policy SP8 (Tourism) notes *"This policy supports the provision of a range of tourism accommodation across the District. The Council will support in principle within the Wider Open Countryside: New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality."*

10.3 At the national level, the NPPF (2024) states at paragraph 88 that:

*“Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*  
*b) the development and diversification of agricultural and other land-based rural businesses;*  
*c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*  
*d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”*

10.4 Section 3 of the Aspirations and Strategy refers to Pickering as a centre for tourism and a gateway to tourism and recreation opportunities further afield. Section 3 also states that the policy will seek to:

- *Secure appropriate uses at the Pickering showground/events arena site and strengthening connectivity of the site with the town*
- *Secure the provision of additional visitor car parking and/or park and ride facility to support the town and in respect to the attractiveness of the steam railway and annual events*

10.5 There is strong support at the national level for the principle of this type of development, with policy support within the Ryedale Plan – Local Plan Strategy for the principle of development.

10.6 As noted, the site benefits from an extant planning permission, establishing the principle of the development on the site. The approvals on this site have sought to compliment the use of the exhibition hall by providing a range of tourist accommodation, together with tourist facilities such as the lake, restaurant, outward bound facilities, football pitches, cycle hire, events field and park and ride.

10.7 The amendments to the scheme continue to align with the requirements of the Local Plan Strategy and the NPPF insofar as they relate to the principle of development on this site, subject to the wider considerations.

#### Form, Character and Landscape Impact

10.8 Policy SP13 (Landscapes) of the Ryedale Plan – Local Plan Strategy notes:  
*“Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:*

- *The distribution and form of settlements and buildings in their landscape setting*
- *The character of individual settlements, including building styles and materials*
- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)*
- *Visually sensitive skylines, hill and valley sides*
- *The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure”*

- 10.9 Policy SP16 (Design) notes *“Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which “reinforce local distinctiveness and...protect amenity and promote well-being”*

*To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*

- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*
- *Topography and landform that shape the form and structure of settlements in the landscape”*

- 10.10 Policy SP16 further states that the design of new development will be expected to:

- *Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space*

- 10.11 Policy SP20 (Generic Development Management Issues) notes:

*“New development will respect the character and context of the immediate locality and the wider landscape/townscape in terms of physical features and the type and variety of existing uses.*

*Proposed users and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.”*

- 10.12 The revised proposal will provide 133 holiday lodges and 130 touring caravan pitches as originally proposed within the 2013 permission. Reverting to this original mix of accommodation is considered to be acceptable. The scheme continues to propose significant areas of landscaping, with the units of accommodation sited around internal access roads with smaller areas of planting between.

- 10.13 The amendment to the design of the lodges relates to those proposed within the southern parcel of the site only. The lodges to be sited within the northern parcel of the site are to remain of the design previously permitted under the 2015 approval. No detailed drawings of the individual lodge units within the southern parcel have been provided, however the lodge units will meet with the definition of a caravan within the meaning of the Caravan Sites Control of Development Act 1960 and Caravan Sites Act 1968. A plan showing the position and footprint of all the individual units has been provided which will be included within the approved plans condition, along with a separate condition that specifies that no lodge, camping pod, glamping pod or touring caravan to be sited outside of the areas shown on the approved layout plan. This approach is considered to be acceptable in this instance.

- 10.14 The range of accommodation accords with Policy SP8 of the Local Plan Strategy. However, it is noted that this policy supports development where it can be accommodated without an unacceptable visual intrusion or impact on the character of the locality. Although the site is screened by existing landscaping it is considered that the existing planting is not sufficient to mitigate the visual intrusion of the lodges. Previous applications on the site have sought a substantial landscaping scheme and it has been acknowledged that the cost implications are such that the landscaping scheme should be phased throughout the development with appropriate triggers to ensure that it is implemented.

- 10.15 This application proposes an amendment to conditions 02 and 03, requiring detailed landscaping and planting schemes to be submitted within 6 months of the date of the decision notice, with the planting schedule also submitted to the LPA for approval. The condition amendments will require that the landscaping to the northern and eastern boundaries are carried out in the first planting season following the issuing of the decision for the discharge of the detailed landscaping scheme. The application also proposes to amend condition 04, requiring that the boundary hedge to the eastern boundary of the touring caravan site to be planted prior to the touring caravan site first being brought into use.
- 10.16 It is considered that subject to the implementation of the landscaping proposals, that the siting of the lodges and use of the land for a touring caravan site proposed under this revised application will not have a significant adverse impact on the character of the open countryside, in compliance with Policies SP8, SP13, SP16 and SP20 of the Ryedale Plan – Local Plan Strategy.

### Highways Safety

- 10.17 Policy SP20 requires that access to and movement within the site by vehicles, cycles and pedestrians should not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cycles.
- 10.18 The NPPF at paragraph 116 states that *“development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 10.19 Previous applications have been subject to detailed negotiations with the Local Highway Authority in relation to the appropriate highway improvement works required to ensure the adequacy of the accesses and in the interests of highway safety. These improvement works include the upgrading of the existing southern site access to include the provision of a right turn lane with pedestrian island on Malton Road, the provision of two bus lay-bys on Malton Road, the provision of warning and directional signage for pedestrian and cycle routes to and from the site to Pickering Town Centre and the provision of a re-located northern site entrance and right turn on Malton Road.
- 10.20 This application initially sought to amend the trigger point at which details of the highway improvement works would be submitted to the Local Planning Authority, along with the timescale at which point the works should be undertaken.
- 10.21 Concerns were raised by the Local Highway Authority in relation to these proposed amendments. The LHA advised that:

*“The change requested to allow touring caravans is also likely to increase the number of slower turning vehicles using the main access. As the A169 at the site access has a de-restricted speed limit and is part of the principle road network and is a strategically important route the provision of a right turn lane should be provided as soon as is practical.”*

And-

*“Whilst the northern site access will potentially have far fewer vehicles movements than the main site access, once a few of the initial lodges are occupied surveys will be able to confirm the typical trip rates and traffic volumes on the A169, allowing further traffic modelling of this access and a decision to be made on the requirement to upgrade the junction from a simple priority junction. Waiting until the 61<sup>st</sup> lodge is*

*unlikely to provide any further insight and therefore it is recommended that this trigger point is not amended.”*

- 10.22 Following the comments received by the LHA, the proposed amendments to conditions 30, 31 and 39 are no longer proposed with the original condition wording to be imposed and the Local Highway Authority have confirmed that there are no objections to the variation of the conditions now proposed.
- 10.23 As such, the amendments relating to the highway improvement work conditions now seek to revise the wording to reflect the updated site layout plan only. On this basis, it is considered that the revised scheme is acceptable insofar as it relates to highway safety, access and parking and the proposal is therefore compliant with Policy SP20 and the NPPF.

#### Impact on neighbouring amenity

- 10.24 Policy SP20 (Generic Development Management Issues) notes:

*“New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.”*

- 10.25 The application seeks to revert to the 133 holiday lodges and 130 touring caravan pitches as approved under the 2013 permission. To the eastern boundary of the touring caravan parcel of the site significant landscaping is proposed, to a similar extent as approved under 2013. It is considered that reverting to this original layout, together with the proposed landscaping, would not result in material harm to the occupiers of Lilac House, the adjacent property to the application site on this eastern boundary.
- 10.26 The revised layout seeks to site 15 camping pods within the central western strip of land behind the caravan shop. These were initially proposed to be sited close to the western boundary of the site, adjacent to the access and domestic curtilage of Blackthorn Farm. Concerns were raised by Officers in relation to the potential impact on the occupiers of Blackthorn Farm as a result of the positioning of the camping pods and these have now been repositioned, with additional landscaping proposed to the boundaries. It is acknowledged that the occupiers of Blackthorn Farm would likely result in a level of disturbance as a result of the development of the site. However, it is considered that the siting of camping pods within this central western strip of land would not result in material adverse effects on the amenity of the occupiers of Blackthorn Farm, over and above that which could be experienced as a result of the extant permission.
- 10.27 It is therefore considered that the revised proposal is acceptable and would comply with the requirements of Policy SP20 insofar as it relates to neighbouring amenity.

#### Park and Ride facility

- 10.28 The site is located approximately 2 miles south of Pickering and it is important that a development of this scale provides a method of travel into Pickering and the wider area that does not rely entirely on car travel. As detailed earlier the Local Plan Strategy supports the provision of additional visitor car parking and/or a park and ride facility to support the town, thus reducing the number of vehicle movements into Pickering.

- 10.29 The 2015 permission required that the infrastructure for the delivery and operation of the park and ride facility be constructed on site prior to the occupation of the first lodge, with the park and ride being operational within six months of the first holiday lodge being occupied.
- 10.30 This application seeks to amend this condition requiring the infrastructure to be constructed prior to the occupation of the 31<sup>st</sup> lodge and operational within six months of the 61<sup>st</sup> holiday lodge being occupied.
- 10.31 It is accepted that the demand for the park and ride service will increase once the lodges are occupied and events taking place on the site. The amendment to this condition is therefore considered to be acceptable, ensuring that the facility is delivered and in a timescale that is likely to coincide with the appropriate demand for the facility.

#### Nature/picnic areas and football pitches

- 10.32 The original permission sought to provide football pitches for Pickering Town Football Club for their junior and youth teams. Since this permission was granted, Pickering Town Football Club no longer exists, with a junior academy set up who have agreements with Malton Community Sports Centre and Pickering Town Stadium. This application has been accompanied by a letter from Pickering Town Football Club confirming this and that they no longer require the facility on the application site.
- 10.33 The football pitches are now proposed to be laid out and available for use prior to the occupation of the 61<sup>st</sup> lodge, available for the use of residents of the park only and this is considered to be acceptable.
- 10.34 The condition in relation to the nature/picnic areas required that they be provided on site no later than 30 June 2017 and be available for public use. This application seeks to amend the date, requiring that they be provided on site prior to the occupation of the 31<sup>st</sup> lodge and the date of delivery is considered to be acceptable.
- 10.35 This application initially sought to remove the public use of the nature/picnic areas as required under condition 18. Concerns were raised with the applicants regarding this amendment and it is understood that the applicants wish to have greater control over the public access to the site, particularly when large events are being held, but that outside of these events the nature/picnic areas would be available for public use. It is therefore considered that the wording of the condition be revised, to ensure that the nature/picnic areas are available for public use, except during large or organised events with attendance over 250 people, or other events as agreed in writing by the Local Planning Authority. This ensures the retention of the public facility, but provides the site operators the ability to close the areas to public use during events in the interests of public safety.

#### Cycle and pedestrian provision

- 10.36 The proposal incorporates the provision of cycle and pedestrian routes to link the site to Pickering. The cycling/walking route will extend from the eastern boundary of the site, to the south of the touring caravan site, through the site to the south of the gas well site and exiting onto Haygate Lane to the west.
- 10.37 The application has sought to amend the date at which point the cycle path would be available for public use given the original condition stated 30 June 2017. The application initially sought that the cycle path be available for use prior to the occupation of the 61<sup>st</sup> lodge, however this has now been revised to prior to the occupation of the touring caravan site following concerns raised by Officers.

- 10.38 Given the proximity of the cycling and walking routes to the touring caravan site, this is considered to be an appropriate amendment in the interests of public safety. The condition in relation to the submission of a management plan for the provision of cycle hire facilities will continue to be required within 6 months of the date of the decision notice.

### Flood Risk and Drainage

- 10.39 As noted, the application site is located within Flood Zones 1, 2 and 3. The majority of the northern lodge development is located within Flood Zone 1, with the southern lodges and touring caravans located within Flood Zone 2 and 3. The 2013 application was accompanied by a Flood Risk Assessment, incorporating a sequential test which demonstrated that as a result of the developments association with the exhibition hall and associated leisure facilities, the development could not be located elsewhere. The 2013 application was considered to pass the sequential test with conditions recommended to ensure that the development be undertaken in accordance with the submitted Flood Risk Assessment, along with the submission of details of the scheme to dispose of foul and surface water to the LPA prior to the occupation of any holiday accommodation units.
- 10.40 This application is accompanied by a supporting letter from the applicant's drainage engineers confirming that the changes to the proposed site layout do not materially change the conclusions of the original Flood Risk Assessment or the recommended mitigation measures. They conclude that the recommended mitigation measures are proportional, pragmatic and appropriate for the site and surrounding area, with the original Flood Risk Assessment remaining relevant to this application.
- 10.41 This application has been reviewed by the Vale of Pickering Internal Drainage Board, Lead Local Flood Authority, Environment Agency and Yorkshire Water who have all confirmed that they have no objections to the revised scheme.
- 10.42 This application does not seek to amend any of the conditions relating to flooding or drainage imposed on the 2015 permission and these are considered to remain appropriate for the revised scheme. It is therefore considered that, subject to the conditions, the scheme remains acceptable in relation to flood risk and drainage in compliance with the requirements of Policy SP17 of the Ryedale Plan - Local Plan Strategy.

### Other matters

- 10.43 Following the grant of the 2015 permission a Phase 1 Contaminated Land Report was submitted to the Local Planning Authority and confirmed as acceptable by the Council's Environmental Health team. As such, condition 20 is proposed to be amended to require that the development be carried out in accordance with the Phase 1 Report.
- 10.44 The application proposes the amendment of condition 05 in relation to the delivery of the lake, requiring that the precise details of the lake construction be submitted within 12 months of the date of the decision notice, rather than the previously approved 6 months. The amendment to condition 05 would also require that the lake be delivered prior to the occupation of the first northern lodge. The delivery of the lake is proposed within phase 2 of the development and the amendments are therefore considered to be acceptable.
- 10.45 Condition 21 of the 2015 permission required the submission of an external lighting plan before the installation of any lighting within the site. This application has been



accompanied by a Lighting Report detailing the type, number and positioning of proposed lighting within the whole of the application site. The lighting plan would provide for ground mounted 1 metre high LED bollard lights to the internal access roads. The level of information provided is considered to be acceptable and it is proposed that the condition be amended to ensure full compliance with the lighting plan, with any amendments requiring an application to the Local Planning Authority.

- 10.46 This application initially sought to amend condition 40 to change the trigger point for the submission of the ecological enhancement scheme from 3 months from the date of decision to 12 months. The ecological enhancements within the site are an important feature of this development with the phasing plan indicating that the setting out of the nature/picnic areas will be undertaken early on in the project. Given the works required within condition 40 relate to the nature areas, it is considered imperative that the ecological enhancement scheme is submitted as soon as reasonably possible. In light of this, the application no longer schemes to amend condition 40 and the requirement will remain that the details are submitted within 3 months of the date of this decision.
- 10.47 A letter of representation has queried whether the revised scheme should be required to deliver the 10% Biodiversity Net Gain requirements. Biodiversity Net Gain does not apply to retrospective planning permissions made under Section 73A and Section 73 permissions where the original permission which the Section 73 relates was granted before 12 February 2024.
- 10.48 A further letter of representation raised concerns in relation to the provision of the cycle path, with concerns it would cross land outside of the applicants ownership. The cycling and walking routes are all proposed within the applicants land ownership extent, exiting directly onto Haygate Lane and Malton Road. The applicant's agent has confirmed that an annotation on the site layout plan in relation to 'potential cycle routes to Pickering' indicates a possible future connection which would be subject to future agreement with landowners and any relevant permissions at the appropriate time.

## **11.0 Planning balance and conclusion**

- 11.1 The proposed development is closely associated with the existing exhibition hall with the amendments to the scheme proposed to result in a scheme that can be delivered economically and viably. The proposed development of a multi-functional, tourism destination would bring wider benefits to the local economy and provide a long-term sustainable use of the Exhibition Centre. The scheme also proposes features which would support active travel and strong functional relationships to Pickering.
- 11.2 The site has been in a poor state of repair for a number of years with the amendments to the scheme seeking to ensure that a successful scheme can be delivered on the site, bringing the economic, community and environmental benefits to the site and wider area that the previous schemes sought to deliver.
- 11.3 As noted, the previous permission is extant and could be implemented. The proposed amendments sought under this revised scheme are considered to be acceptable and would maintain the design ethos of the original development. It is not considered that this revised scheme would result in material harm to the surrounding landscaping or neighbouring amenity and would be acceptable in terms of highway safety, access and parking.
- 11.4 It is therefore considered that subject to the recommended conditions, the proposal is in compliance with Policies SP1 (General Location of Development and Settlement Hierarchy), SP2 (Delivery and Distribution of New Housing), SP6 (Delivery and

Distributing of Employment Land and Premises), SP8 (Tourism), SP10 (Physical Infrastructure), SP11 (Community Facilities), SP13 (Landscapes), SP14 (Biodiversity), SP16 (Design), SP17 (Managing Air Quality, Land and Water Resources), SP18 (Renewable and Low Carbon Energy), SP19 (Presumption in Favour of Sustainable Development), SP20 (Generic Development Management Issues) and SP21 (Occupancy Restrictions) of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework. Consequently, the scheme is recommended for approval.

## 12.0 Recommendation

12.1 That planning permission be GRANTED subject to conditions listed below.

1. Within 6 months of the date of this decision notice, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting and positions of all trees and shrubs including existing items to be retained. Such details shall accord with the general layout plans, Pickering Showground Layout (scanned to file 05.11.2024). All planting, seeding and/or turfing shall accord with the general scheme and shall be carried out in accordance with a planting schedule that shall first be submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy.

2. The detailed landscape proposals on the northern boundary and the eastern boundary, first submitted to and approved in writing under Condition 1 of this permission shall be carried out in its entirety in the first planting season following the discharge of condition 1.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy.

3. Prior to the touring caravan site being first brought into use, a boundary hedge shall be planted along its eastern extent as shown on drawing Pickering Showground Layout (scanned to file 05.11.2024). Details of the boundary hedge shall first be submitted to and approved in writing by the Local Planning Authority. Any plants which, within a period of five years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of both visual and neighbouring amenity, to enhance the appearance of the development hereby approved and to comply with the requirements of Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy.

4. Within 12 months of the date of this decision notice, or such longer period as may be agreed in writing by the Local Planning Authority, precise details of the lake, including cross-section and long sections at 40 metre intervals, shall be submitted to and approved in writing by the Local Planning Authority. The construction of the lake shall not result in the raising of surrounding ground levels, and all excess spoil shall be removed from flood zones 2 and 3. If any spoil is to be retained elsewhere on site, precise details of the location of the deposit together with changes in levels in relation to the submitted topographical survey shall first be submitted to and approved in writing by the Local Planning Authority. The top water level of the lake shall also be set below existing ground levels as identified on the submitted topographical survey. The lake shall be completed in accordance with the submitted details pursuant to this condition prior to the occupation of the first northern lodge.

Reason: The lake is an integral part of the landscape enhancement which is central to the acceptability of the development hereby approved and to satisfy the requirements of Policy SP14 of the Ryedale Plan – Local Plan Strategy and the NPPF.

5. With the exception of the manager's accommodation, all lodges, camping pods and touring caravan accommodation hereby approved shall be occupied for holiday purposes only, and not as the occupier(s) sole or main place of residence.

Reason: The site is not situated in an area where permanent residential accommodation would comply with policy and to satisfy the requirements of the NPPF.

6. The occupation of the manager's accommodation shown on the submitted drawings shall be limited to a person solely or mainly employed as manager of the holiday accommodation and their dependants, and shall not be sold or let off separately.

Reason - Residential development in this location would be contrary to the requirements of Paragraph 84 of the NPPF.

7. 90% of the holiday lodges hereby approved on the site shall be available for commercial holiday lets for at least 140 days a year. No let must exceed 31 days. A plan identifying the remaining 10% of the holiday lodges shall be submitted to and approved in writing by the Local Planning Authority prior to their occupation on site.

Reason: To ensure that the site is available for holiday accommodation to benefit the local economy and to satisfy the requirements of the NPPF and Policies SP8 and SP21 of the Ryedale Plan – Local Plan Strategy.

8. The camping pods and touring caravans shall not be occupied for periods exceeding 31 days by the same person or persons.

Reason: To ensure that the site is available for holiday accommodation to benefit the local economy and to satisfy the requirements of the NPPF and Policies SP8 and SP21 of the Ryedale Plan – Local Plan Strategy.

9. The owners/operators of the holiday accommodation (holiday lodges and camping pods) shall maintain an up-to-date register of letting/occupation, and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: To ensure that the site is available for holiday accommodation to benefit the local economy and to satisfy the requirements of the NPPF and Policies SP8 and SP21 of the Ryedale Plan – Local Plan Strategy.

10. Prior to the occupation of any of the holiday accommodation hereby approved, details of a scheme for the provision of renewable or low-carbon sources of energy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all development shall be carried out in accordance with such details.

Reason: To ensure compliance with Policy SP18 of the Ryedale Plan – Local Plan Strategy.

11. There shall be no vehicular access or egress from the site to Haygate Lane, except in times of emergencies.

Reason: In the interests of highway safety, the amenities of existing occupiers and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

12. The development shall be carried out in complete accordance with the submitted ecological survey. Particular attention is drawn to the mitigation in respect of great crested newts which is identified in Section 6 of the Great Crested Newt report by Wold Ecology Ltd and the requirements to provide bird boxes required in Section 5 of the Breeding Birds Survey by Wold Ecology Ltd.

Reason: In the interests of conserving and enhancing the natural environments and to satisfy the requirements of Policy SP14 of the Ryedale Plan – Local Plan Strategy and the NPPF.

13. Prior to the erection of the restaurant, site shop, caravan shop, pavilion, gate house, reception and service blocks, or any such longer period as may be agreed in writing with the Local Planning Authority, details and samples of materials to be used on the exterior of the buildings the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

14. Unless otherwise agreed in writing by the Local Planning Authority, the football pitches shown on drawing Pickering Showground Layout (scanned to file 05.11.2024) shall be laid out and available for use prior to the occupation of the 61<sup>st</sup> lodge. Thereafter, the football pitches shall remain available for use by the residents of the park.

Reason: In the interests of sustainable development and to satisfy the requirements of the NPPF.

15. Unless otherwise agreed in writing by the Local Planning Authority, the cycle path shown on the approved drawing Pickering Showground Layout (scanned to file 05.11.2024) shall be constructed and available for public use prior to the occupation of the touring caravan site.

Reason: In the interests of sustainable development and to satisfy the requirements of the NPPF.

16. Unless otherwise agreed in writing by the Local Planning Authority, within 6 months of the date of this decision notice, a management plan including a time scale for the continued provision of cycle hire facilities to be provided on site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, cycle hire facilities shall be continuously provided on site in accordance with the approved management plan unless a revision to it has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and to satisfy the requirements of the NPPF.

17. Unless otherwise agreed in writing by the Local Planning Authority, the nature area/picnic area and play area shown on the submitted Pickering Showground Layout (scanned to file 05.11.2024) shall be provided on site prior to the occupation of the 31<sup>st</sup> lodge, and thereafter maintained, in accordance with the details to be first submitted to and approved in writing by the Local Planning Authority. With the exception of organised events with attendance over 250 people or otherwise agreed in writing, such areas shall be available to be used by the general public.

Reason: In the interests of ecological enhancement and to satisfy the requirements of Policies SP13, SP14, SP16 and SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

18. Within 12 months of the date of this decision notice, or such longer period as may be agreed in writing by the Local Planning Authority, a management plan for the delivery of outward bound and other associated leisure facilities to be available to local residents and community groups, shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter such facilities shall be provided on site in accordance with the approved management plan, unless a variation has otherwise been agreed in writing by the Local Planning Authority.

Reason: In the interests of ecological enhancement, the provision of leisure facilities and to satisfy the requirements of Policies SP10, SP11 and SP14 of the Ryedale Plan – Local Plan Strategy and the NPPF.

19. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the Phase 1 Contaminated Land Report by Richard Jackson Engineering Consultants.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors in accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy.

20. The external lighting shall be provided in accordance with the 78127 - Grove Park - Lighting Report, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the open countryside and to satisfy the requirements of Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

21. The operators of the development hereby approved, and any future owners of the holiday accommodation, shall sign up to the Environment Agency's Flood Evacuation Plan, prior to the occupation of any accommodation on site.

Reason: In the interests of safe access/egress and to satisfy the requirements of Policy SP17 of the Ryedale Plan – Local Plan Strategy and the NPPF.

22. All hard surfacing shall be permeable unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the satisfactory drainage of the site and to satisfy the requirements of Policy SP17 of the Ryedale Plan – Local Plan Strategy and the NPPF.

23. Unless otherwise agreed in writing by the Local Planning Authority, no holiday lodges, camping pods, glamping pods or touring caravans shall be sited outside of the areas shown on drawing Pickering Showground Layout (scanned to file 05.11.2024).

Reason: In the interests of visual and neighbouring amenity and to satisfy the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

24. Unless otherwise agreed in writing by the Local Planning Authority, the holiday accommodation on the site shall be developed in accordance with the submitted phasing plan.

Reason: To ensure that the benefits of the development in terms of the provision of leisure facilities and sustainable transport are delivered, and to satisfy the requirements of Policies SP8 and SP20 of the Ryedale Plan – Local Plan Strategy and the NPPF.

25. Unless otherwise agreed in writing by the Local Planning Authority, the site shop/toilets situated to the immediate east of the lake hereby approved shall be laid out in complete accordance with the details on drawing Pickering Showground Layout (scanned to file 05.11.2024) titled Lodge reception and shop/stores/toilets. That part of the building detailed on the drawing as "shop to support on-site outward bound activities" shall be restricted to a maximum net sales floor area of 46m<sup>2</sup> and shall only sell items directly related to those leisure facilities provided on site. The area identified on drawing Pickering Showground Layout (scanned to file 05.11.2024) as shop-on site convenience store shall be restricted to a maximum net sales area of 46m<sup>2</sup>.

Reason: The provision of an unrestricted retail shop on site would be contrary to the provisions of the Ryedale Plan – Local Plan Strategy and the NPPF.

26. There shall be no access or egress between the highway and the application site by any construction vehicles other than via the existing access with the public highway at Malton Road (A169). The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

27. There shall be no access or egress by any vehicles associated with the development hereby approved between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 215 metres measures along both channel lines of the major road A169 Malton Road from a point measured 4.5 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Such works shall be carried out outside 1 March and 31 July (bird nesting season)

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and in the interests of road safety.

28. Unless otherwise agreed in writing by the Local Planning Authority, the existing northern access to the application site shall at no time be used for construction traffic in accordance with the development hereby approved. Thereafter, prior to the occupation of the first lodge in the northern section of the site, identified on Pickering Showground Layout (scanned to file 05.11.2024) the existing northern access to the site shall be permanently closed off. These works shall be in accordance with details which have first been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and the interests of highway safety.

29. Unless otherwise agreed in writing by the Local Planning Authority or within 6 months of the date of this decision notice:

- (i) The details of the required highway improvement works, listed below, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.
- (ii) An independent Stage 2 Safety Audit shall be carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
- (iii) A programme for the completion of the proposed works shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

The required highway improvements shall include:

- a) An upgrade of the existing southern site access, to include provision of right turn lane, with a pedestrian island on Malton Road.
- b) Provision of two bus lay-bys with shelters on Malton Road adjacent to the site with associated footway links to the site.
- c) Provision of warning and directional signage for the proposed pedestrian and cycle routes to and from the site to Pickering Town Centre.
- d) Provision of re-located northern site entrance and right turn lane on Malton Road.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

30. Unless otherwise agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority, or the occupation of the 31<sup>st</sup> holiday lodge shall not occur until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority.

- a) An upgrade of the existing southern site access, to include provision of right turn lane, with a pedestrian island on Malton Road.
- b) Provision of two bus lay-bys with shelters on Malton Road adjacent to the site with associated footway links to the site.
- c) Provision of warning and directional signage for the proposed pedestrian and cycle routes to and from the site to Pickering Town Centre.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and in the interests of the safety and convenience of highway users.

31. No holiday lodge shall be occupied until the access, parking and turning serving it, has been constructed in accordance with the submitted drawing Pickering Showground Layout (scanned to file 05.11.2024).

Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

32. Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, and unless otherwise agreed in writing by the Local Planning Authority, the areas shown on drawing number Pickering Showground Layout (scanned to file 05.11.2024) for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

33. The development shall be carried out in accordance with the method statement for wheel cleaning to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason - In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy, and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

34. Vehicles associated with the construction of the development hereby approved shall park within the perimeter of the site, and shall at no time park on the A169 Malton to Pickering Road.



Reason - In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy, and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

35. The development shall be carried out in accordance with the submitted Travel Plan.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason - In accordance with the National Planning Policy Framework and to establish measures to encourage more sustainable non-car modes of transport.

36. Event traffic shall be managed in accordance with the submitted Traffic Management Plan.

Reason - In accordance with the National Planning Policy Framework and to establish measures to encourage more sustainable non-car modes of transport.

37. Unless otherwise agreed in writing by the Local Planning Authority in conjunction with the Highway Authority and prior to the occupation of the first lodge, the provision of the re-located northern access shown on plan Pickering Showground Layout (scanned to file 05.11.2024) shall be constructed in accordance with the details to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, and to satisfy the requirements of the National Planning Policy Framework.

38. Prior to the occupation of the 30th lodge in area 1, shown blue on drawing Pickering Showground Layout – Designated Areas, a right turn lane shall be provided at the northern entrance to the site unless a detailed survey has been submitted to and approved in writing by the Local Planning Authority, that demonstrates that such highway works are not required.

Reason - In the interests of highway safety, and to satisfy the requirements of the National Planning Policy Framework.

39. Within 3 months of the date of this decision notice, a scheme for the ecological enhancement of the site should be submitted to and approved in writing by the Local Planning Authority. Development should then proceed in strict accordance with the timing/phasing set out in the submitted breeding birds survey, great crested newts survey report, and the extended Phase 1 habitat survey by Wold Ecology. The scheme should focus on:

1. The provision of wet grassland and reed bed habitat surrounding the existing pond areas which form part of the proposed 'nature area' on site, as outlined in 7.5.12 of the Extended Phase 1 Habitat Survey by Wold Ecology Ltd.
2. The enhancement of existing ditch habitat across the site, as recommended in Section 7.10 of the above survey.
3. Any further provision of priority habitats which could be incorporated into the landscaping proposals for the development.

Reason - in order to secure a net biodiversity gain as a result of the development, in accordance with Policy SP14 of the Ryedale Plan - Local Plan Strategy and Paragraph 180 of the National Planning Policy Framework which

states 'minimising impacts of biodiversity and providing net gain in biodiversity where possible'.

40. Unless otherwise agreed in writing by the Local Planning Authority in conjunction with the Vale of Pickering Internal Drainage Board, Yorkshire Water Services and the Highway Authority, no holiday accommodation shall be occupied until such time as a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Such details shall include a long-term maintenance plan for the disposal of surface water. The scheme shall be implemented as approved.

Reason - In the interests of the satisfactory drainage of the site and to satisfy the requirements of the National Planning Policy Framework and Policy SP17 of the Ryedale Plan - Local Plan Strategy.

41. Unless otherwise agreed in writing by the Local Planning Authority, an appropriate assessment shall be carried out in accordance with BRE Digest 365 for the disposal of surface water.

Reason - In the interests of the satisfactory drainage of the site and to satisfy the requirements of the National Planning Policy Framework and Policy SP17 of the Ryedale Plan - Local Plan Strategy.

42. Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Alan Wood and Partners dated 2013, ref: NW/AD/HW/33039-Rp002 and the following mitigation measures detailed within the FRA:
1. Finished floor levels of all buildings and holiday lodges within flood zone 2 shall be set no lower than 600mm above existing ground levels, as defined on the submitted topographical survey.
  2. The flood proofing/resilience measures detailed on pages 6-8 are incorporated into the development.
  3. The holiday lodges are laid out in accordance with the approved plans which shows them as being outside of flood zone 3.
  4. Permeable materials are to be used for the construction of new car parking areas. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the Local Planning Authority.

Reason -

1. To reduce the risk of flooding to the proposed development and future occupants.
2. To reduce the impact of flooding on the proposed development and future occupants.
3. To prevent flooding by ensuring the satisfactory disposal of surface water

and to satisfy the requirements of Section 10 of the National Planning Policy Framework.

43. Unless otherwise agreed in writing by the Local Planning Authority and prior to the occupation of the 31<sup>st</sup> lodge, the infrastructure for the delivery and operation of a park-and-ride shall be constructed on site in accordance with the drawing (to input). Thereafter a park-and-ride facility shall be operated from the site within six months of the 61<sup>st</sup> holiday lodge on the drawing (to input) being occupied.

The delivery of the park-and-ride shall be in accordance with a management plan which has first been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:

- (i) Details of the delivery of the park-and-ride
- (ii) The timing, size and frequency of bus provision to and from Pickering town centre.
- (iii) A timetable for the review and implementation of any revisions to the delivery of the park-and-ride

Reason: The development hereby approved would be contrary to policy unless supported by the delivery of a sustainable transport system, and to satisfy the requirements of Section 3 of the National Planning Policy Framework.

44. The development hereby approved shall be carried out in complete accordance with the submitted method statement for a programme of archaeological mitigation by on-site archaeological.

Reason - In the interests of complying with Section 12 of the National Planning Policy Framework.

45. Unless otherwise agreed in writing by the Local Planning Authority, details of a scheme for crime prevention in accordance with the recommendations of the Police Architectural Liaison Officer, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

Reason - To satisfy paragraphs 96 and 135 of the National Planning Policy Framework.

46. The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Pickering Showground Layout, scanned to file 05.11.2024  
 Pickering Showground Layout – Designated Areas, scanned to file 05.11.2024  
 Pickering Showground Layout – Phasing Plan, scanned to file 05.11.2024  
 Drawing No. 12-120-7005 - Service Block and Reception/Shop  
 Drawing No. 12-120-7006 - Pavilion, Substation, Park & Ride Shelter & Gatehouse  
 Drawing No. 12-120-7007 – Restaurant  
 Drawing No. 12-120-7013 - Proposed Emergency Exit Gates on Haygate Lane;

Reason: For the avoidance of doubt and in the interests of proper planning.

**Informative:**

- 01. These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.
- 02. An explanation of terms used above is available from the Highway Authority.
- 03. The applicant is advised that a European Protected Species Licence is required.
- 04. The applicant is advised to carry out on site security in accordance with the advice of the Police Architectural Liaison Officer.

05. The applicant should ensure that access is not blocked to the adjacent Gas Site.
06. There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Development and the Highway Authority.
07. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such a time as any alternative route has been provided and confirmed under an Order made under the Town & Country Planning Act 1990.

Applicants are advised to contact the Council's Access and Public Rights of Way Manager at county Hall, Northallerton to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

08. The applicant is required to apply to the Council's Housing department for a caravan site licence.

**Target Determination Date:** 24.01.2025

**Case Officer:** Ellie Hardie, [eleanor.hardie@northyorks.gov.uk](mailto:eleanor.hardie@northyorks.gov.uk)

ZE24/00421/73AM Site Layout Plan



# 15/01451/73AM Approved Site Layout Plan



Proposed Development of Existing Events Area & Showground  
Pickering Showground, Milton Road, Pickering  
for Ryedale Exhibition & Leisure Village

**OVERALL SITE LAYOUT**

073 PLANNING APPLICATION

DATE: 15/02/16

graham birrington architects

Drawn	PRINCE ENRIKETA AND LOUISE GILLER
Checked	ROSEMARY BIRINGTON ARCHITECTS
Project	RYEDALE LEISURE VILLAGE
Site	PICKERING SHOWGROUND
Scale	1:500
Date	15/02/16
Drawn	PRINCE ENRIKETA AND LOUISE GILLER
Checked	ROSEMARY BIRINGTON ARCHITECTS
Project	RYEDALE LEISURE VILLAGE
Site	PICKERING SHOWGROUND
Scale	1:500
Date	15/02/16

13/00029/MFUL Approved Site Layout Plan



Proposed Development of Existing Events Area & Showground  
Poleing Showground, Milton Road, Poleing  
for Poleing Exhibition & Leisure Village

**PROPOSED REVISION PLAN**

Scale: 1:1000  
Date: 15/05/2018  
Author: [Name]

Notes:  
1. This plan is a revision to the previous plan and should be read in conjunction with it.  
2. The site is shown in green on the map and is bounded by the red line.  
3. The site is shown in green on the map and is bounded by the red line.  
4. The site is shown in green on the map and is bounded by the red line.  
5. The site is shown in green on the map and is bounded by the red line.

PROPOSED DEVELOPMENT OF EXISTING EVENTS AREA & SHOWGROUND  
POLEING SHOWGROUND, MILTON ROAD, POLEING  
FOR POLEING EXHIBITION & LEISURE VILLAGE  
Scale: 1:1000  
Date: 15/05/2018  
Author: [Name]

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