

DESIGN & ACCESS STATEMENT

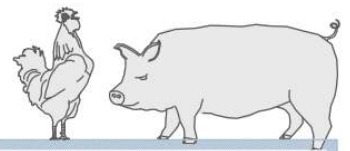
SITING OF A LOG CABIN FOR HOLIDAY USE

Langholme Fisheries, Howes Lane, Emmotland, YO25 8JS

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1. INTRODUCTION

This report has been commissioned by Mr Andy Kitchen of Langholme Fisheries, Howes Lane, Emmotland, Driffield, YO25 8JS.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Sam Harrison of Ian Pick Associates Ltd. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 25 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. PROPOSED DEVELOPMENT

This planning application seeks full planning consent for the change of use of an existing parcel and grassland to permit the siting of 1No. log cabin for holiday / tourism use. The applicant operates an existing fishing lake with associated holiday accommodation at Langholme Fisheries.

The applicants began offering holiday accommodation in 2013 through the conversion of bungalow to create a holiday cottage. Since that time, the tourism aspect of the business has been lucrative, with a continually high demand for accommodation. The applicant is now seeking to capitalise on this success through the siting of a log cabin which would offer the business further accommodation during busy periods.

3. USE

The log cabin will be used solely for seasonal holiday accommodation and will essentially form an extension to the existing tourism venture. The proposal is a low impacting use when considering environmental and residential amenity aspects such as noise nuisance, waste management, lighting, traffic generation etc.

4. LAYOUT

An existing grass paddock adjacent to the fishing lake has been identified as a suitable location for the siting of the development. This existing grassland area is suitably screened; the area is enclosed by mature tree planting and a post and rail timber fence. The area also benefits from existing parking arrangements.

The overall site layout can be seen in greater detail on the attached site and location plan (drawing No. AK010823). Photographs of the site can be seen below for reference.





5. SCALE

The log cabin measures 11600mm x 3600mm, with an eaves height of 2700mm and a ridge height of 3067mm. The log cabin will offer 3-bedroom accommodation.

6. LANDSCAPING

The application site is very well screened within the wider landscaped via existing mature hedgerows, tree planting, and existing built development.

Any views of the proposal would be extremely localised. It is generally considered that the overall development will not have a detrimental effect on the character or appearance of the surrounding rural landscape.

7. APPEARANCE

The log cabin is of a typical appearance, with a half log cladded finish. The roof covering is a plastisol coated sheeting in dark grey. The proposed windows and doors are upvc sealed units.

8. VEHICULAR ACCESS

The site benefits from an existing parking and turning area. Access will be gained from the main fishery entrance off Howes Lane.

When considering the existing traffic associated with the fishing lakes, the modest expansion in traffic resulting from 1No. log cabin can only reasonably be considered negligible.

The log cabin would be expected to generate a maximum of 1 vehicle per week, as the unit would be let on a 2-night minimum stay. Additionally, the log cabin would primarily be utilised by those who are using the lakes for fishing (as is the case with the existing holiday let), therefore, interim traffic going to and from the site during stays is expected to be extremely modest.

The local highway network can easily accommodate this modest increase.

9. NATIONAL PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of rural businesses in paragraph 84.

Supporting a prosperous rural economy

84. 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 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.

The National Planning Policy Framework provides clear support for the proposals within paragraph 84.

The proposed development represents the sustainable growth and expansion of an existing rural business which has a proven track record of successful diversification initiatives. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.