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Stephen Hunt Director of Planning and Development Management

Bishop Wilton Parish Council  
Acting Clerk  
The Grange  
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YO25 3DY

**Your ref:**  
**Our ref:** 21/01729/PLF  
**Enquiries to:** Mr Gareth Jones  
**E-mail:** gareth.a.jones@eastriding.gov.uk  
**Telephone:** (01482) 393787  
**Date:** 17 June 2022

Dear Bishop Wilton Parish Council

**TOWN & COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Erection of 2 facilities blocks and change of use of land to campsite for the pitching of up to 10 tents
<b>Location:</b>	Land East Of Cautley Farm Bray Gate Bishop Wilton East Riding Of Yorkshire YO42 1SA
<b>Applicant:</b>	James Alison and Caroline Sindall

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. No part of the development hereby approved shall be first occupied until the existing vehicle access has been widened and upgraded to a highway construction specification and the means of access, parking and manoeuvring space has been constructed in full accordance with the approved plans. Provision shall thereafter be so retained for the parking and manoeuvring of motorcars and this provision shall not be used for any other purpose.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to secure satisfactory access to the proposed development in the interests of road safety and in order to ensure that the demand for vehicle parking and servicing can be met within the site as vehicles having to park, load or un-load or manoeuvre on the public highway would adversely affect the safety of other highway users.

Alan Menzies  
Executive Director of Planning and Economic Regeneration

3. Prior to the first use of the site details of the works for the disposal of sewage and foul water shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved sewage disposal details have been fully implemented in accordance with the approved details.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the proposal is provided with a satisfactory means of drainage.

4. Prior to the proposed first use of the site details of any external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting on the site shall be in accordance with the details thereby approved and retained thereafter in accordance with the details thereby agreed.

This condition is imposed in the interests of residential amenity, reducing light pollution in the open countryside and nature conservation.

5. The existing hedgerows, where they form the boundaries of this site, shall be allowed to grow to height of 2m, where they are not already at that height, and then maintained at that height as a minimum for the lifetime of the use hereby agreed.

In the interests of visual amenity and in accordance with policy ENV1 of the ERLP SD.

6. No more than 10 camping pitches shall be in use at any one time, with only one tent per pitch, laid out and sited in accordance with the revised proposed site plan ref P101 E received 17.01.2022.

This condition is imposed in accordance with Policy ENV1 of the East Riding Local Plan and in the interests of highway safety and landscape protection in order for the Authority to retain control of the number and location of the tents on the site.

7. The tents on the site shall be occupied for holiday purposes only and no tent shall be occupied on a permanent basis.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

8. The tents shall not be occupied as a person's sole, or main place of residence.

This condition is imposed in the interests of restricting the use of the accommodation to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that

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9. The site owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual tents on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Authority.

This condition is imposed in the interests of restricting the use of the tents to a temporary holiday use only. The Council acknowledges that these sites fulfil an important social function by providing holiday accommodation. It also acknowledges that tourism has an important part to play in the economy of the area and that these sites are important in this respect. However, these considerations must be set against policies S1, S2, S3 and S4 of the East Riding Local Plan which seek to restrict residential development in the open countryside to that which is essential in order to protect the countryside for its own sake, to avoid placing demands on services, and in the interests of sustainability. The demands of permanent residents for services are greater than those of holiday makers and the use of the site as a permanent residential site would therefore place a greater burden on services. In addition, if the site were to be used as permanent residential accommodation, additional land would have to be used in order to meet the needs of tourism, resulting in the likely loss of productive agricultural land and spoiling the appearance of the open countryside.

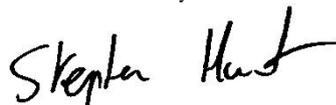
10. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ref: LP101 B received 17.01.22  
Wider location Plan ref: LP102 B received 17.01.22  
Proposed Site Plan ref: P101 E received 17.01.22  
Cell Pave details received 17.01.22

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely



Stephen Hunt MRTPI  
Director of Planning and Development Management