

8. SECTION 73 APPLICATION TO ALTER CONDITION 3 ON PLANNING APPROVAL NO NP/HPK/0393/035 FOR THE ERECTION OF NEW CAFÉ AND COFFEE SHOP WITH KITCHEN AND TOILETS TO ALLOW EXTENDED OPENING UNTIL 10PM EVERY EVENING AT NEWFOLD FARM, COOPERS CARAVAN SITE AND CAFÉ, GRINDSBROOK BOOTH, EDALE (NP/HPK/1222/1567, WE)

APPLICANT: MR MORGAN JACKSON

Summary

1. This application seeks consent to vary condition 3 attached to planning permission NP/HPK/0393/035 which granted consent for the erection of a new café and coffee shop with kitchen and toilets. Condition 3 outlines that the opening hours for the café be restricted to 06:00 – 18:00 in winter, and 08:00 to 20:00 in winter. This application seeks to extend the opening hours to operate until 22:00 all year round.
2. The site has operated as a campsite since the 1950's, and has under gone several alterations in recent years, including an extension to the shop and café, alterations to the campsite provision, a new reception building and associated access and landscape works.

Site and Surroundings

3. The development site is Newfold Farm, which is home to 'Coopers Caravan site' and 'Coopers Café' is located in the centre of Edale village beside the start of the Pennine Way.
4. The site occupies land to the west of the road through Grindsbrook Booth and is immediately to the south of the alternative Pennine Way footpath. All the site also falls within Edale Conservation Area, which covers most of the Edale valley.
5. The wider site is largely open plan, with the majority of the site's facilities located on the eastern edge of the site near its entrance to Mary's Lane. The north of the site is reserved for caravan plots, whilst the south is left for tent camping.
6. On site there are two residential properties which are in the same ownership of the site. In addition to this, there are properties close to the entrance of the site, including The Limefield to the East, and Western House and Lea House on the opposite side of the lane to the north-east. Edale C of E primary school is located opposite the site entrance, and the Nag's Head public house is located to the north.

Proposal

7. This application seeks to vary condition 3 of NP/HPK/0393/035 to enable the café to operate until 22:00 all year round. It does not seek any other alterations to Newfold Farm.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **The development hereby permitted shall be begun within 3 years from the date of this permission.**
2. **The development shall be carried out in strict accordance with submitted plan '2086(P)22' and specifications subject to the following conditions and modifications.**

3. **The opening hours for the café shall be restricted to the hours between 08:00 and 22:00.**
4. **Notwithstanding condition 3, the operating hours for the outside seating located on the eastern side of the café shall be restricted to open between 08:00 and 20:00.**
5. **There shall be no PA system installed or music played outside of the café building.**
6. **No external lighting shall be erected within the café site without the prior written consent of the Authority.**

Key Issues

- Impact on residential amenity
- Highway and Access
- Impact on special qualities of the National Park

History

8. 1981 – Approval for a toilet and shower block.
9. 1988 – Approval for general purpose agricultural shed
10. 1993 – Erection of new café and coffee shop with kitchen and toilets. Granted conditionally
11. 2006 - GDO Notification - agricultural general purpose (fodder & implement store) building – attached to the existing shed at the outlying modern farm group.
12. 2011 - GDO Notification – detached agricultural building to store fodder and implements at the outlying modern farm group.
13. 2020 – Planning advice sought by the new owners and current applicant regarding improvements to the campsite uses and buildings. This supported the principle of the current revised proposals subject to precise siting and design considerations.
14. 2021 - Extensions Cafe, And Erection of Facilities Building. Approved with conditions.
15. 2022 - Alterations to camp site provision, reception building and associated landscaping, access track and parking arrangements. Conditionally approved.

Consultations

16. Highway Authority – the LHA do not consider the extension of hours to 10:00pm will have a significant material impact on the highway, and therefore have no objection to the variation of condition 3.
17. Parish Council – Unanimous support

Representations

18. 20 representations were received during the course of the application. Of these representations, 13 were letters of support and 6 were letters objecting to the proposed development.
19. The letters of support outlined the following benefits of the scheme:

- Improved services and amenities to residents of Edale;
 - Allows a wider choice for the residents of Edale without having to travel to nearby settlements;
 - Improved tourist facilities;
 - Employs local people and uses local providers;
 - Forms part of wider enhancements to the campsite;
 - Enhances an important community asset.
20. The letters of objection outlined the following concerns with the proposed development:
- Increased traffic and movement on local roads, in addition to the lane connecting Mary's Lane to Newfold Farm;
 - Impact on local biodiversity, with residents noting a distinct decrease in species on site and in the local area;
 - Enquired whether there was a specific need for the development considering the other amenities in Edale;
 - Impact on local amenity by way of noise, light, and night-time movements;
 - Raised concern over anti-social behaviour in connection with the sale of alcohol;
 - Impact on environment, particularly given the site's location in the Edale conservation area;
 - Concerns over absentee operator who do not live on site. Particular concern over night-time management,
 - Infrastructure problems, in particular emergency services to nearby properties;
 - Car parking displacement;
 - Impact on local services such as electricity and water/foul supply.

National Planning Policy Framework (NPPF)

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
22. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 174 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
23. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

24. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's

landscape and its natural and heritage assets.

25. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
26. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
27. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
28. RT3 – Provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities, must be of a scale appropriate to the site itself.
29. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
30. Policy HC5 – Shops, professional services and related activities must be of an appropriate scale to serve the needs of the local community and the settlement's visitor capacity.

Development Management Policies

31. DMC5 and DMC8 are relevant for development affecting heritage assets (including non-designated heritage assets). These policies require applications to be supported by heritage assessments and for development to be of a high standard of design that conserves the significance of heritage assets and their setting.
32. DMR1 - Shopping, catering or sport and leisure facilities at camping and caravan sites will be permitted provided that they accord with the requirements of Part A and there is no significant adverse effect on the vitality and viability of existing facilities in surrounding communities.
33. DMS1 – Shops, professional services, and premises for the sale and consumption of food and drink within settlements will be encouraged provided that there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock.

Assessment

Principle of Development

34. The café originally received consent through application NP/HPK/0393/035, later receiving consent for an extension through application NP/HPK/0620/0539. This application does not propose any alterations to the facility, instead only seeking permission to extend the opening hours of the café until 22:00. As such, this report will not examine the principle of the café and will only assess the impact of allowing the café to operate with longer opening hours.
35. Notwithstanding the above, policies RT3 and DMR1 permit additional facilities at campsites provided that they are of an appropriate scale and do not cause an adverse impact on the vitality and viability of existing facilities in surrounding communities. It is also worth noting that whilst the café is located at, and under the same ownership of Newfold Farm, the facility received consent independently of the campsite. As such, for

the purposes of this application it will not be necessary to examine whether it is an appropriate scale to the campsite, or indeed whether it would impact the vitality of existing amenities as the café benefits from extant consent independent from the campsite.

36. Accordingly, the pertinent consideration for this application is whether the extended opening hours of the café would have an unacceptable impact on residential amenity for nearby residents of Grindsbrook.

Impact on residential amenity

37. At present, the café is able to operate between the hours of 08:00 to 18:00 in winter, and 08:00 to 20:00 in summer. The extant consent does not restrict the outside seating within the consented hours. As such, in summer the café can operate until 20:00 in the associated outside seating.
38. The majority of the café's tables are located inside the L-shaped café; however, it also features some seating to the east and west of the building. The applicant has requested that the whole of the redline site, inclusive of the outdoor seating to the east and west, benefit from the revised operating hours. That is, to allow inside and outside service to run from 08:00 to 22:00 all year round.
39. It is considered that extending the operating hours inside the café building itself would have a negligible impact on the residential amenity of the area. As the campsite is an overnight facility, it is noted that there would be movement and a small amount of noise generated by the overnight stay of guests. It is considered that this would not be compounded by the extension of the café opening hours by 2-hours. The guests would be located within the building, where noise spillage would be minimal. Accordingly, there are no anticipated amenity impacts by allowing the café building to remain open until 22:00.
40. Whilst the applicant is requesting that the outside seating benefit from the same hours of the café, the Authority are mindful of the impact this may have on nearby properties, most notably The Limefield, Western House and Lea House. The seating to the east of the structure is located approximately 30m away from the Limefield, 35m away from Western House and Lea House. Whilst there are some stone building separating the site from Western House and Lea House, it is noted that the site is fairly open to the east and could create an unacceptable impact on the amenity of The Limefield by way of noise, particularly after the hours of 20:00 when a certain level of quiet is typically anticipated. Accordingly, it is recommended that if this application is approved, a condition restricting the outside eating to the east of the café building close at 20:00, in line with the existing hours of the consent.
41. As a result of the layout of the campsite and its built-form, there is less concern regarding the later opening hours for the seating to the west of the café building. This area of seating is closer associated with the campsite itself, where noise and movement later into the night would be anticipated or expected through visits to the toilet or shower block. Additionally, the form of the building creates a barrier between the open campsite to the west, and the residential properties to the east. The distance from this outside seating to the Limefield is approximately 45m, with the café itself in-between. It is a similar distance to Western House and Lea House; however, these dwellings benefit from the café and other buildings in-between. As such, it is anticipated that the cumulative impact resulting from the extension of opening hours, both inside and to the west of the café, would be negligible.
42. Accordingly, it is considered that the impact on residential amenity resulting from the extended opening hours can be appropriately mitigated by restricting the opening hours to the eastern seating section to the current summer opening hours of 08:00-20:00. In

addition, it is recommended that that a condition restrict any outside music in connection with the café, and that no outside lighting be installed unless in a scheme agreed with the National Park Authority. Subject to these conditions, it is considered that the revised opening hours would not have an unacceptable impact on the residential amenity of the area.

Highways and Access

43. The café serves a mixture of campsite visitors, local residents and passing trade. The campsite provides ample parking for the guests of the campsite. Other visitors to the café, such as local residents and passing trade, may park in the limited spaces inside the site, or alternatively park in the available spaces on Mary's Lane. The application was consulted with the Highways Authority who noted that the extension to the opening hours of the site would not have a significant material impact on the highway.

Impact on the special qualities of the National Park

44. As this application solely relates to the opening hours, as opposed to any external alterations to the café, there would be no impact on the valued characteristics of the landscape. Similarly, the impact on the conservation area would be neutral.

Conclusion

45. This application seeks consent to vary the opening hours of the café at Newfold Farm. As the café is extant and benefits from full planning permission, this report has not considered the principle of development for the facility. Instead it has assessed what the additional impacts of the development would be by extending their opening hours. It has been determined that subject to conditions, the impact on residential amenity can be appropriately mitigated. The area more likely to cause an adverse impact on residential amenity shall be restricted to opening between 08:00-20:00, in line with the existing hours. Additionally, the decision notice shall outline that no music be played outside, and there be no external lighting erected other than in complete accordance with a scheme agreed with the National Park Authority.

Human Rights

46. Any human rights issues have been considered and addressed in the preparation of this report.

47. List of Background Papers (not previously published)

48. Nil

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