RIPON CIVIC SOCIETY

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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
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2nd February 2022

Dear Sirs

Application No: 22/00186/DVCMAJ
Land Known As Fishpond Wood Risplith North Yorkshire
Variation of condition 5 (to allow for the permanent siting of the fixed tents but not in operation between 31st December and 1st March) and condition 6 (for the Managers accommodation to not be occupied between 31st December and 1st March) of planning permission 19/02600/FULMAJ - Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping.

The Society made representations against the original application in our letter of 23 September 2019. Nothing arising from the grant of planning permission alters the foundation of our representations.

Planning permission 19/02600/FULMAJ was granted subject to conditions:
5 The fixed tents, including the spa tent, shall be removed from the site between 31 October to 1 April the following year
6 The managers accommodation hereby permitted shall not be occupied between 31 October to 1 April the following year.

We understand therefore that the applicant wishes not only to have the fixed tents permanently on site throughout the year but also occupied for an additional three months. This is then held to require the manager to be on site for the extended period. The principle is therefore to extend the period of operation. Presumably this is being promoted as further economic activity and rural tourism.

It will be inconsistent for the Society not to reiterate our opposition. We refer to the reason for conditions 5 and 6, namely 'The provision of year-round residential accommodation would be unacceptable in this location'. While the extension of the period of operation in not 'year-round', it is a significant extension to the period granted planning permission which we maintain is unwarranted.

We would draw further attention to the reason for condition 7, namely 'To provide adequate mitigation and compensation for the loss of habitat within the SINC and for the indirect impacts on the SINC of increased disturbance'. Accordingly, extension of the period of operation must constitute increased disturbance upon the SINC. This should be rejected.

You have rightly identified the risks to the beauty and tranquility of the lake being in an AONB. To approve the removal of these conditions just exacerbates what the Society maintains is the error explicit in the grant of planning permission in the first place.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society