

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

12 July 2022

**REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

21/1772/RET

**Nanas Field, Nannas Field, Aislaby Road, Aislaby Near Yarm, Stockton on Tees, TS16 0JJ
Retrospective application for access track road and change of use of land from agriculture
to leisure and educational use
Expiry Date: 6 July 2022**

UPDATE REPORT

Since the writing of the original report a further letter of objection has been received from an existing objector (White House). The new issues which have been raised in the letter are set out below;

This track/site is now in use as a caravan and campsite - ie. a commercial enterprise which the applicant has not previously mentioned in this application; marketed by The Camping & Caravan Club.

*The applicable speed limit for Aislaby Road is 60mph. The stopping distance for a vehicle travelling at 60mph is 73m*1. The stopping distance for a vehicle travelling at 50mph (10mph below the speed limit) is 53m*1. Despite traveling within the speed limit, neither of these vehicles would be able to stop in time to avoid collision if they rounded a corner with 47m visibility to find a car/caravan exiting the site.*

The use of the track as a public camping/caravan site will cause further intensification of this access with substandard visibility and an unacceptable impact on highway safety. In fact, this is already evident - the caravan site is now operating and the safety impact is already evident. Driving towards the site on Sunday 3rd July I was forced to perform an emergency stop due to a car 'parked' in the middle of the road directly outside the entrance to the site, with hazard lights on and escorting a car/caravan from the site. Considering the road has a 60mph speed limit, somebody less familiar with the road or at a higher speed would not have been able to stop in time.

Members will note that the caravan club license was detailed within the committee report.

CONCLUSION

Overall, it is considered that the additional comments will not affect the recommendation of the scheme and the application is recommended for refusal, with authorisation to instigate all necessary legal action.