



Appeal Decision

Site visit made on 17 September 2025

by T Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 October 2025

Appeal Ref: APP/C9499/W/25/3362042

Rigg End, Access Road to Rigg End from the U3281, Newbiggin-on-Lune, Cumbria CA17 4NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Mike Hampson (Rigg End Yorkshire Dales Ltd) against the decision of Yorkshire Dales National Park Authority.
 - The application Ref is E/12/103A.
 - The development proposed is placement of 7no, non permanent holiday cabins, landscape works and parking. Cabins will meet the definitions of a 'caravan' under the Caravan Act.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of the proposal on the appeal form differs from that on the application form included in the banner heading above. The description on the appeal form states, 'Full planning permission for change of use of land from agricultural to holiday letting, siting of 2no. holiday cabins and 1no. on-site management accommodation, with associated access, parking and landscaping'. This scheme appears to have been arrived at through the submission of amended plans and I have considered the proposal on the basis of this description.

Reasons

3. I have considered the plans that are before me. On site management accommodation is identified on Drawing A085-RE-P-003 Revision B – Proposed Cabin Layouts. However, there are no detailed plans showing what the intended building would entail either with regard to its elevational detail or floorspace.
4. Regardless of how this circumstance has arisen, this makes it extremely difficult to assess the visual impact of the proposed building. Whilst the proposed building would appear to be modestly sized, assessing its visual impact would be particularly important given the location of the site within the Yorkshire Dales National Park where I am required to afford great weight to conserving and enhancing landscape and scenic beauty. The omission also limits my ability to consider the suitability of a building of the dimensions shown for its intended purpose.
5. For those reasons, it would also be unreasonable of me to include a condition requesting further details of this building, which would be positioned close to the boundary of the site. I could also not be confident that any public consultation

would take place on the details and this would represent a procedural unfairness to any interested parties who could reasonably wish to comment.

6. To conclude, the omission of details relating to the on site management accommodation means that I am unable to fully assess the impact of the proposal as a whole in visual terms nor fully consider the suitability of the proposed building for its intended purpose. It therefore follows that I could not reasonably draw conclusions against policies DEV5, EC4 or ENV2 of the Eden Local Plan 2014-2032 based on the evidence before me.

Conclusion

7. The appeal should therefore be dismissed.

T Burnham

INSPECTOR