

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	2 August 2017
TITLE OF REPORT:	162809 - PROPOSED HOLIDAY PARK FOR 40 HOLIDAY CARAVANS, ASSOCIATED INFRASTRUCTURE AND MANAGERIAL LODGE AT TOM'S PATCH, STANFORD BISHOP, BRINGSTY For: Mr & Mrs Powell-Bateson c/o Agent per Mr Jeremy Lambe, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=162809&search=162809
Reason Application submitted to Committee – Re-direction	

Date Received: 6 September 2016 **Ward: Bishops Frome & Cradley** **Grid Ref: 369240,252737**

Expiry Date: 19 June 2017
Local Member: Councillor PM Morgan

1. Site Description and Proposal

- 1.1 Tom's Patch (the application site) is a well screened parcel of land, currently used for grazing, which extends to approximately 2.9 hectares (7.1 acres). The site lies approximately 3.3 miles from Bromyard.
- 1.2 The landholding is bounded to the north with mature woodland. A former railway line is located in a cutting in the central area of the woodland.
- 1.3 Malvern View Caravan Park, a long-established Holiday Park, is located immediately to the east with the access to it bounding the application site to the south. Mature field hedges form the site boundaries to the south, east and west.
- 1.4 An agricultural storage building is located in the north western corner of the landholding and is served by an existing access. This emerges onto an unclassified road leading to Linley Green (to the north) and the B4220 (to the south). The aerial photograph below shows the site and its relationship to the surrounding area. Three Grade II listed buildings; Woodsend to the north, Silkcroft to the south west and Boyce Farmhouse to the south east are demarcated by the blue stars.



1.5 The application is for the creation of a 40 unit holiday park including a manager's lodge, reception area, storage shed and new vehicular access. The plan below shows the proposed layout of the units. The access, manager's accommodation and reception are located in the north western corner of the site with the holiday units arranged around the remainder of the site. The plan also gives an indication of proposed new planting around the site boundaries.



1.6 The application is also accompanied by the following documents:

- Design & Access Statement
- Ecological Assessment
- Landscape & Visual Appraisal
- Transport Statement & Technical Note

- Flood Risk Assessment
- Surface Water Analysis
- Foul Water Analysis

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1	–	Presumption in Favour of Sustainable Development
SS4	–	Movement and Transportation
SS6	–	Environmental Quality and Local Distinctiveness
MT1	–	Traffic Management, Highway Safety and Promoting Active Travel
RA3	-	Herefordshire's Countryside
RA4	-	Agricultural, Forestry and Rural Enterprise Dwellings
E4	–	Tourism
LD1	–	Landscape and Townscape
LD2	–	Biodiversity and Geodiversity
LD3	–	Green Infrastructure
LD4	–	Historic Environment and Heritage Assets
SD1	–	Sustainable Design and Energy Efficiency
SD3	–	Sustainable Water Management and Water Resources
SD4	–	Waste Water Treatment and River Quality

2.2 National Planning Policy Framework

Chapter 1	–	Building a strong, competitive economy
Chapter 3	–	Supporting a prosperous rural economy
Chapter 11	–	Conserving and enhancing the natural environment
Chapter 12	–	Conserving and enhancing the historic Environment

2.3 Neighbourhood Planning

Stanford Bishop Parish Council are not currently preparing a Neighbourhood Development Plan

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

3.1 There is no planning history relating to the site.

4. Consultation Summary

4.1 Statutory Consultations

4.2 Internal Council Consultations

Transportation Manager

A number of issues were raised through the initial submission and consultation. The applicant subsequently commissioned a seven day traffic count and speed survey which is contained within the technical note. The following comments include the original issues raised by the

Council's Highway Engineer as bullet points, and further comments following the submission of the technical note in italics immediately below.

- vertical and horizontal alignment of the B4220 junction at the Herefordshire House Inn
Applicant as offered to renew white lining / pending surfacing condition/ renewal utilising section 278 works to renew white lining at junction. This would make the junction more defined.
- visibility pulling into the junction and out of it.
Justification accepted from applicant that no accidents are recorded at the location in the last 5 years and substantially mitigated by renewing poor white lining at the junction. To be programmed with resurfacing works at the junction. Additional signage or renewal to be considered.
- Disputing the ATC location and its data lending the supplied data for visibility not trustworthy.
Applicant has undertaken a new full review of ATC at the location, as requested, and the initial review show no concerning issues.
- Existing road widths not allowing for safe passage of 2 vehicles without evading actions in multiple locations.
Provision of an additional passing bay within highway owned land to be confirmed, and additional width to the front of the proposed access.
- Road only wide enough for 1 way traffic on the access to the site.
Road widened at access as per new access layout
- Actual network capacity could not cope with a large increase as stated by multiple objectors.
Applicant has undertaken a new full review of ATC at the location, as requested, and the initial review shows no concerning issues.

If we could confirm actual layby positions, road widening/ layby construction details and works to the Herefordshire House junction, this will allow me to formally forward my approval subject to conditions.

4.3 Conservation Manager

Ecology

I am happy that both Foul and Surface water can be fully managed on site as per information supplied (No HRA is required for this location). I am equally happy that the ecological survey is appropriate to the site and that the recommended mitigation identified in section 5.2 of the report by Pure Ecology dated June 2016 should be implemented as proposed.

Landscape

In relation to the impact upon landscape character I agree with the statement set out within the landscape appraisal. The site and its surroundings are highly representative of the local landscape type; Timbered Plateau Farmlands. The key characteristics of which are field boundaries thrown into visual prominence by the landform, wooded valleys and dingles and a linear pattern of woodland with medium open views. However I accept that the adjacent development at Malvern View Leisure Park has an influence over this agricultural landscape, potentially reducing its sensitivity to change. However currently development focuses around Boyce Farm which is set in the lower contours of the land, the proposal will therefore extend

development westwards onto the higher contours of the open countryside, thereby increasing its influence over the local landscape.

In terms of visual effects, despite the site extending onto higher ground, the visual envelope is relatively narrow. I have walked the surrounding footpaths and agree with the submitted appraisal that the visual effects of the proposal are confined to the view looking north east from the B4220 and C1136 junction. Whilst this is a near distance view it is for a relatively short distance is not considered a sensitive viewpoint given that it is from a local highway, unlikely to be used extensively by walkers.

Any development brings with it a degree of impact upon the landscape as well as associated visual effects, in this instance the proposal will extend development in a westerly direction across the wider landscape, bringing it to the forefront of the view. The existing development therefore in conjunction with what is now proposed will have a cumulative impact upon the landscape. In my view there are other parcels of land which relate more closely to the existing leisure park which will be potentially less intrusive in the wider countryside.

However the landscape plans indicate extensive mitigation through the proposed planting this brings with it enhancement through biodiversity and strengthening of the local landscape character. The nature of the landform means that the mitigation proposed, whilst taking a number of years to establish, will be effective in assisting in screening views of the proposal.

Historic Buildings

No objection

4.4 Environmental Health Officer (contaminated land)

No objection

4.5 Land Drainage Engineer

In principle we do not object to the proposed development on flood risk and drainage grounds. However, prior to granting planning permission we recommended that the Council requests a summary of the proposed foul water strategy.

Should the Council be minded to grant planning permission, we recommend that the following information is included within any reserved matters associated with the permission / suitably worded planning conditions:

- A detailed foul water drainage strategy showing how foul water from the development will be disposed of;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water and surface water runoff from the site with the relevant authorities;
- Details of the proposed attenuation pond, including cross sections through the pond and details of the recommended spillway;
- Details of any proposed outfall structures.

Any discharge of surface water or foul water to an ordinary watercourse will require Ordinary Watercourse Consent from Herefordshire Council prior to construction.

5. Representations

5.1 Acton Beauchamp Group Parish Council - Unanimously cannot support for the following reasons:

- increase in traffic in a small unsuitable lane
- poor visibility
- effect on existing businesses
- bad access and junction onto a main road; and
- light pollution

5.2 The Forestry Commission have responded to their consultation response and have directed the Council to their standing advice in respect of assessing the impacts of development on ancient woodlands.

5.3 Thirty one letters of objection have been received in response to the application. In summary the points raised are as follows:

Highway matters

- Increased traffic movements along an unsuitable minor road with no passing places
- Visibility at the junction of the lane with the B4220 is limited. Further intensification will compromise highway safety
- Potential safety issues for pedestrians, cyclists and horse riders using the lane as a result in intensification of its use by other vehicles
- The proposed development is unsustainable as all trips to and from the site will be made by private car

Landscape impacts

- The proposal will have an unacceptable visual impact. The site is in open countryside and is not tucked away in the same way as Malvern View Caravan Park
- The proposal will have a detrimental impact on the setting of the Malvern Hills AONB

Ecology

- Potentially damaging effect on local wildlife through increased human activity
- The environmental harm caused by allowing the development far outweighs any social or economic benefits

Impact on heritage assets

- The proposals will have a detrimental impact on the setting of the nearby Grade II listed buildings Silkcroft and Bydawells Cottage

Amenity issues

- The proposals will result in increased noise
- Increased light pollution will be damaging to local residents

Other issues

- The company has flouted Council guidelines on advertising by displaying yellow signs on local roads
- It is inappropriate to allow further holiday homes as there are already adequate similar developments in the area
- A similar proposal for the expansion of Rock Farm Caravan Park was refused and dismissed on appeal
- There are limited local facilities in the area

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=162809&search=162809

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Principle of development

6.1 Paragraph 28 of the National Planning Policy Framework (the NPPF) provides the basis for the Government's approach to diversification of the rural economy. It relates to economic growth in rural areas and advocates a positive approach to new development that is sustainable. It makes specific reference to rural tourism advising that local and neighbourhood plans should:

Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

6.2 In the absence of a Neighbourhood Development Plan, Policy E4 of the Core Strategy is most relevant. It advises that Herefordshire will be promoted for sustainable tourism by utilising its unique environmental and heritage assets. It then goes on to list five measures that will be used to support the tourist industry. Of these, three are of particular relevance to this application and read as follows:

Policy E4 Tourism:-

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;

retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;

ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage

trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity.

- 6.3 The policy reflects the NPPF's positive approach towards sustainable development. The matters described above do not preclude the type of development proposed and therefore the principle is accepted. The matter therefore to be resolved is whether the scheme represents *sustainable* development as defined by the NPPF – that it meets the social, economic and environmental dimensions of the definition.
- 6.4 The objections made largely question the environmental dimension of sustainability of the proposal and these will be assessed in the following paragraphs. The social and economic effects will also be considered and the planning balance applied in coming to a conclusion as to whether the scheme is representative of the type of sustainable tourism that the Core Strategy acts to promote.

Landscape impacts

- 6.5 There is general agreement between the applicant's Landscape Consultant and the Council's Landscape Officer about the impact of the development on the landscape character of the area. This is significantly influenced by the presence of Malvern View Caravan Park which immediately abuts the site. The arrangement of static caravans, the wide bell mouth junction onto the unclassified road and the access road are quite prominent and give the locality a formalised appearance. The site immediately abuts these features and, as can be seen from the photograph below, their cumulative effect is to reduce the rurality of the area.



- 6.6 The photo also serves to show some of the mature hedgerow boundaries. Further evidence of these can also be seen in the photo below. These provide a mature setting for the proposed development and will help to integrate it into the environment. The retention of the boundary hedgerows, and one which divides the two fields that comprise the site, and existing mature trees demonstrates that the landscape has influenced the design of the scheme in accordance with Policy LD1 of the Core Strategy. The second criteria of Policy E4 echoes this approach in promoting sustainable tourism opportunities, “...where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment”

Further information on the subject of this report is available from Mr A Banks on 01432 383085



- 6.7 One of the letters of objection is particularly focussed on the landscape appraisal submitted by the applicant and questions its conclusions about the impacts of the development on the Malvern Hills AONB, and refers in some detail to views from Suckley Hill which is located approximately 4km to the east.
- 6.8 The NPPF places great weight on the need conserve landscape and scenic beauty in AONBs. This is also enshrined in Policy LD1 of the Core Strategy. The site is not within the Malvern Hills AONB, but its potential effect on its setting and scenic beauty should be considered.
- 6.9 There is agreement between the Council's Landscape Officer and applicant's Landscape Consultant about the extent of the study area of the appraisal. It is based on a 2.5km study area around the site. The Council's Landscape Officer concurs with the applicant's consultant that in terms of visual effects, despite the site extending onto higher ground, the visual envelope is relatively 'narrow' or limited, and that the visual effects of the proposal are confined to the view looking north east from the B4220 and C1136 junction.
- 6.10 The applicant's landscape appraisal considers that it is highly unlikely that a change to the site would have an effect upon the landscape setting or views of any receptors within the AONB. The photograph above shows the Malvern Hills in the distance with Suckley Hills to the left, partially obscured by the tree in the foreground. The case officer has visited the Suckley Hills area and has walked some of the footpaths. The site is not visually prominent from there and due to the distances involved and the lack of inter-visibility from Suckley Hill it is not considered that there is any demonstrable impact on the setting of the AONB. The proposal therefore accords with Policy LD1 of the Core Strategy and the NPPF.
- 6.11 In conclusion, any landscape impacts that will arise as a result of the development can be mitigated through a combination of retention of existing vegetation and through the implementation of further planting. The applicant has indicated that through the layout plan submitted with the application and subject to the imposition of conditions requiring implementation and management of planting, this will provide appropriate mitigation of visual effects. The applicant's agent has also confirmed that his client is agreeable to a condition which limits the finished floor level of the units to a fixed point of 0.8 metres above ground level. This will ensure that the overall height of units on each plot is known and will avoid a situation that has occurred elsewhere where units are significantly above ground level, surrounded by verandahs and consequently have a more significant visual impact than might have initially been envisaged. These conditions will further serve to mitigate impacts and ensure compliance with Policy LD1 of the Core Strategy.

The effect of development on the surrounding highway network

- 6.12 The site is accessed via an unclassified road which in turn emerges onto the B4220. The comments from the Transportation Manager provide a comprehensive summary of the concerns that were initially raised about the proposal in respect of highway matters and the actions that have been taken by the applicant and their highway consultant to address these.
- 6.13 A traffic count was completed upon the request of the Council to determine current vehicle movements associated both with local residents and persons visiting the adjoining Malvern View Park. The count was conducted over the week including the Easter Bank Holiday, a time when visitor movements to Malvern View were expected to be greater. The results show average two way flows of 18 vehicles between the hours of 0800 – 0900, 27 between 1700 – 1800 and 37 at the peak hour of 1000 – 1100. The greatest single peak hour number was 52 two way vehicle movements.
- 6.14 The count also provided data for vehicle movements in and out of Malvern View on Good Friday (14th April) and showed two way peak hour movements (1200 – 1300) of 48. These figures have been used by the applicant's highway consultant to calculate a 'worst case scenario' for the proposed development. On the basis that it is one sixth the size of Malvern View (40 units proposed with 240 at Malvern View), it is estimated that the proposal would account for 8 additional traffic movements during a peak hour, and on average somewhere between 3 and 6 vehicles per hour.
- 6.15 The traffic count shows that, at their peak, the current vehicle movements on the immediate highway network amount to less than one a minute, and would be exactly one a minute if the projections for the site are factored in. On the basis of such modest traffic increases it is not considered that the proposal will compromise highway safety along the unclassified road.
- 6.16 The approach to the site along the unclassified road from its junction with the B4220 is straight and visibility is very good, as can be seen from the photo below. A passing place does already exist and there is scope within the confines of the highway to accommodate a further passing place as is recommended in the comments from the Transportation Manager. A 'Grampian' condition would achieve its delivery.



- 6.17 The suitability of the junction with the B4220 is another matter that has been raised by local residents and was also an area where further investigation was requested by the Transportation Manager. As the photograph below shows, the junction is somewhat complicated by the fact that two unclassified roads converge at the same point and form a junction with the B road. Vehicles approaching from Bromyard and turning towards the site will effectively double back on themselves as they negotiate the junction. However, the junction is sufficiently wide to allow vehicles to make this manoeuvre. It should also be noted that the site is to be used for static caravans only. Were it the case that towing vehicles were making the same manoeuvre the application may well have given rise to greater concern in terms of highway safety and the capacity of the junction to accommodate those vehicles movements.



- 6.18 It can also be seen from the photograph that the white lines that define the junction have worn away over time. The applicant has undertaken to re-line the junction in order to improve highway safety for existing and future road users.
- 6.19 The applicant has been able to demonstrate through the completion of additional traffic survey work and through their agreement to undertake improvement works to the highway to mitigate the impact of their development that the proposal is acceptable in terms of highway safety and capacity. It is therefore your officer's opinion that the proposal accords with Policy MT1 of the Core Strategy and the NPPF.

Potential impacts on heritage assets

- 6.20 Three listed buildings lie within approximately 500 metres of the site; the closest being Silkcroft and Woodsend at approximately 210 metres at their closest point. Boyce Farmhouse is the furthest away and is part of the Malvern View Caravan Park.
- 6.21 The application is not accompanied by a detailed Heritage Statement but reference to the listed buildings is made in the Landscape Appraisal. The NPPF requires the level of information to be submitted in terms of heritage assets to be proportionate to their significance. For reasons that are made evident in the proceeding paragraphs, your officers are content that this is acceptable.
- 6.22 As mentioned, Boyce Farmhouse is part of the Malvern View Caravan Park and is used in conjunction with it. Its original farm buildings remain and have been converted into ancillary uses associated with the caravan park. The buildings are surrounded by hard standings, static caravans and other paraphernalia associated with the use of the site as a whole. This forms

their setting and the proposal will have no demonstrable effect on this. Its impact is considered to be neutral.

- 6.23 Woodsend is located to the north of the site and beyond the former railway cutting. This boundary is heavily wooded and the property has a woodland setting. The former railway cutting provides a visually impenetrable buffer between Woodsend and the site and again it is considered that the proposal will have no demonstrable effect on its setting. Its impact is considered to be neutral.
- 6.24 Of the three listed buildings identified, Silkcroft is the most visible and glimpses of it and the small group of buildings that comprise the holding can be gained from the unclassified road as one approaches the application site. Views are across agricultural land and are limited by the roadside hedge. As can be seen from the aerial photograph that identifies the location of the listed buildings at the beginning of this report; two modern agricultural / workshop buildings lie in the foreground of Silkcroft when looking from the unclassified road in a westerly direction. These play a significant role in forming the setting of the listed building.
- 6.25 There is no obvious visual connection between the site and Silkcroft. Existing vegetation serves to filter views from one to the other. The Council's Conservation Officer has not objected to the application and has commented in the knowledge of representations received regarding the setting of Silkcroft. While there may be some marginal impact upon its setting as a result of the proposed development, it is considered that this would be very limited.
- 6.26 Overall, therefore, it is only in relation to Silkcroft that officers discern any impact on significance, and such harm as there may be falls very much towards the lower end of the less than substantial spectrum identified at paragraph 134 of the NPPF – to which recourse must be had in the context that Policy LD4 of the Core Strategy does not address how harm should be factored into the planning balance. There are no non-designated heritage assets affected by the proposal and in this case the harm to heritage assets is marginal. Your officer's opinion is that this does not give rise to a reason to refuse the application i.e. the harm to significance does not outweigh the public benefits arising and the NPPF 134 'test' is passed. On this basis weight will be attributed accordingly.

Ecology

- 6.27 The Council's Ecologist has raised no objection to the proposal and has referred to the proposed mitigation measures as outlined in the Ecological Report that supports the application. In summary these mitigation measures are as follows:
- The northern boundary of the site that abuts the disused railway cutting should not be lit.
 - Any lighting that is required should be low level and placed away from the site boundaries to minimise light spill
 - Although not proposed, any clearance work should be completed outside the bird breeding season
 - Relaxed approach to hedgerow management to allow a more bushy structure
 - Hedgerow allowed to grow into the site at strategic points
 - New planting within the site to be comprised of native species
 - Areas of longer grassland are retained within the caravan park setting, for example around hedgerows and shrubby areas
 - Bat roost boxes to be erected on site
- 6.28 The site is presently grazing land. While its margins and the disused railway cutting to the north provide valuable habitat, the site itself has limited biodiversity value. Policy LD2 of the Core Strategy requires development proposals to conserve, restore and enhance biodiversity. It is considered that the measures outlined above will improve the site's value as a nesting and foraging habitat for birds, provide shelter for small mammals and encourage insects. They will

also address particular concerns about light spill raised by some of the objectors both in the context of ecological and more general amenity impacts. The proposal therefore accords with Policy LD2.

Other issues

- 6.29 Some of the objectors appear to have confused the ownership of the application site with that of Malvern View Caravan Park, referring to signage that has been erected on highway land by the latter. Members should be clear that this application is not connected with Malvern View in any way and its determination should not be influenced by any such perception.
- 6.30 There have been some suggestions in the representations received that the proposal represents over-development by virtue of the fact that there are a number of holiday parks in the area already. The Committee will be mindful of the fact that the planning system does not exist to stifle competition and the issue of over-development can only be assessed in terms of planning related issues. In this case it has been demonstrated that the scheme does not cause harm in terms of its landscape impact or through intensification in the use of the local highway network such that it compromises highway safety. Your officer's view is that there are no substantive grounds to warrant the refusal of the application on the basis that it represents over-development.
- 6.31 Reference has been made to a dismissed appeal for the expansion of an existing caravan site at Rock Farm, a site to the north of Bromyard on the B4214. Members will be mindful that each application must be determined on its own merits but for the sake of completeness the application was refused on landscape impact grounds. The land is steeply sloping and the Inspector concluded that the site would clearly be visible from near and middle distant views to the detriment of the landscape character of the area. It has already been demonstrated that any landscape impacts associated with this proposal can be ameliorated through further planting and it does not attract objection from the Council's Landscape Officer.
- 6.32 It might be considered that the location of the proposed development away from local services at Bromyard renders it unsustainable and therefore it should be refused. However, the context in which this type of tourism generating proposal is to be considered is different to that of residential proposals and one would not ordinarily expect them to be within or immediately adjacent to a town or village.
- 6.33 The scheme will bring visitors from outside of the county and they will potentially spend within the area. Bromyard is approximately 3 miles away and it is considered that the proposal will be economically beneficial to the town.
- 6.34 The proposal includes the provision of manager's accommodation. No objection has been raised to this in principle and it is considered to be necessary in order for the site to function efficiently. There is a reasonable necessity for someone to be on site at all times of the day to manage the day-to-day running of the site and to respond to emergencies. This element of the proposal thus accords with Core Strategy Policies RA3 and RA4. The applicant's agent has acknowledged the need for the occupation of the accommodation to be controlled and the recommendation includes an appropriately worded condition to address this.

Summary and conclusions

- 6.35 Both Policy SS1 of the Core Strategy and paragraph 14 of the National Planning Policy Framework engage the presumption in favour of sustainable development and require that development should be approved where it accords with the development plan.

- 6.36 The principle of development is considered to be acceptable. The site is immediately adjacent to an existing, but unrelated, caravan park and policy E4 of the Core Strategy does encourage further sustainable tourism related development.
- 6.37 Whilst local residents concerns have been considered, the proposed development complies with the requirements of policy MT1 of the Core Strategy and with the guidance contained within the National Planning Policy Framework. Matters of impact upon the landscape and biodiversity have been resolved satisfactorily and officers are content that the mitigation measures proposed are sufficient to ensure that the requirements of policies LD1 and LD2 of the Core Strategy are met. Only very limited harm to the significance of Silkcroft is identified and the public benefits of the proposal are considered to outweigh this less than substantial harm in the NPPF paragraph 134 balance.
- 6.38 In assessing the three indivisible dimensions of sustainable development as set out in the Core Strategy and NPPF, officers are of the opinion that the scheme is representative of sustainable development and that the presumption in favour of approval is engaged. The contribution the development would make in terms of jobs and the increased spending by tourists in the local area that will support local businesses should also be acknowledged as fulfilment of the economic and social roles.
- 6.39 To conclude, the proposed development is considered to represent a sustainable development for which there is a presumption in favour and, as such, the application is recommended for approval subject to conditions listed below.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C01 Samples of external materials**
- 4. F34 Numbers limitation**
- 5. F35 Caravan colours**
- 6. G02 Retention of trees and hedgerows**
- 7. G10 Landscaping scheme**
- 8. G11 Landscaping scheme – implementation**
- 9. Prior to commencement of the development, a habitat enhancement scheme integrated with the detailed landscape scheme & establishment phase (minimum 5 full growing seasons) management plan; and based on the recommended mitigations in section 5.2 of the ecological report by Pure Ecology dated June 2016; should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the

10. H03 Visibility splays
11. H06 Vehicular access construction
12. H13 Access, turning area and parking
13. H16 Parking/unloading provision - submission of details
14. H17 Junction improvement/off site works – to include:
 - White lining to junction of the B4420 junction and improved signage.
 - Applicant to ensure One way departure from the site towards B4420 only.
 - Passing bays and road widening to front of site to be constructed before works start on site, to be constructed to adoptable standards. All details to be agreed with highways including locations of passing bays.
15. I33 External lighting
16. I41 Scheme of refuse storage (commercial)
17. M17 Efficient use of water
18. The finished floor level of the holiday caravans and associated decking shall not be greater than 850mm above the existing ground levels denoted on the Topographical Survey drawing (NRG Survey dated 21/03/2016) received on 6th September 2016.

Reason: In the interests of visual amenity and the character and appearance of the area and to comply with Policy LD1 of the Herefordshire Local Plan – Core Strategy.
19. The development hereby approved is for the use of the land as a caravan holiday park. The following shall apply:
 - (i) the caravans shall only be occupied for holiday purposes only;
 - (ii) the caravans shall not be occupied as a person's sole, or main place of residence;
 - (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: In order to conform to Policy RA5 of the Herefordshire Local Plan – Core Strategy so as to prevent the establishment of a residential use in the countryside where it would not normally be permitted.
20. The occupation of the managerial unit shall be limited to a person wholly employed as the manager / warden of the Holiday Park (and any dependants) only.

Reason: It would be contrary to Policy RA4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework to grant planning permission for a dwelling in this location except to meet the expressed case of need associated with the management of the site.

21. With the exception of any site clearance and groundwork, no further development shall take place until the following details have been submitted:

- A detailed foul water drainage strategy showing how foul water from the development will be disposed of;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water and surface water runoff from the site with the relevant authorities;
- Details of the proposed attenuation pond, including cross sections through the pond and details of the recommended spillway;
- Details of any proposed outfall structures.

The development shall be carried out in accordance with the approved details.

Reason: In order to protect the amenity of occupiers of nearby properties so as to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

- 1.** The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2.** HN07 Section 278 Agreement
- 3.** HN10 No drainage to discharge to highway
- 4.** HN04 Private apparatus within highway
- 5.** HN01 Mud on highway
- 6.** HN28 Highways Design Guide and Specification
- 7.** HN05 Works within the highway
- 8.** HN22 Works adjoining highway

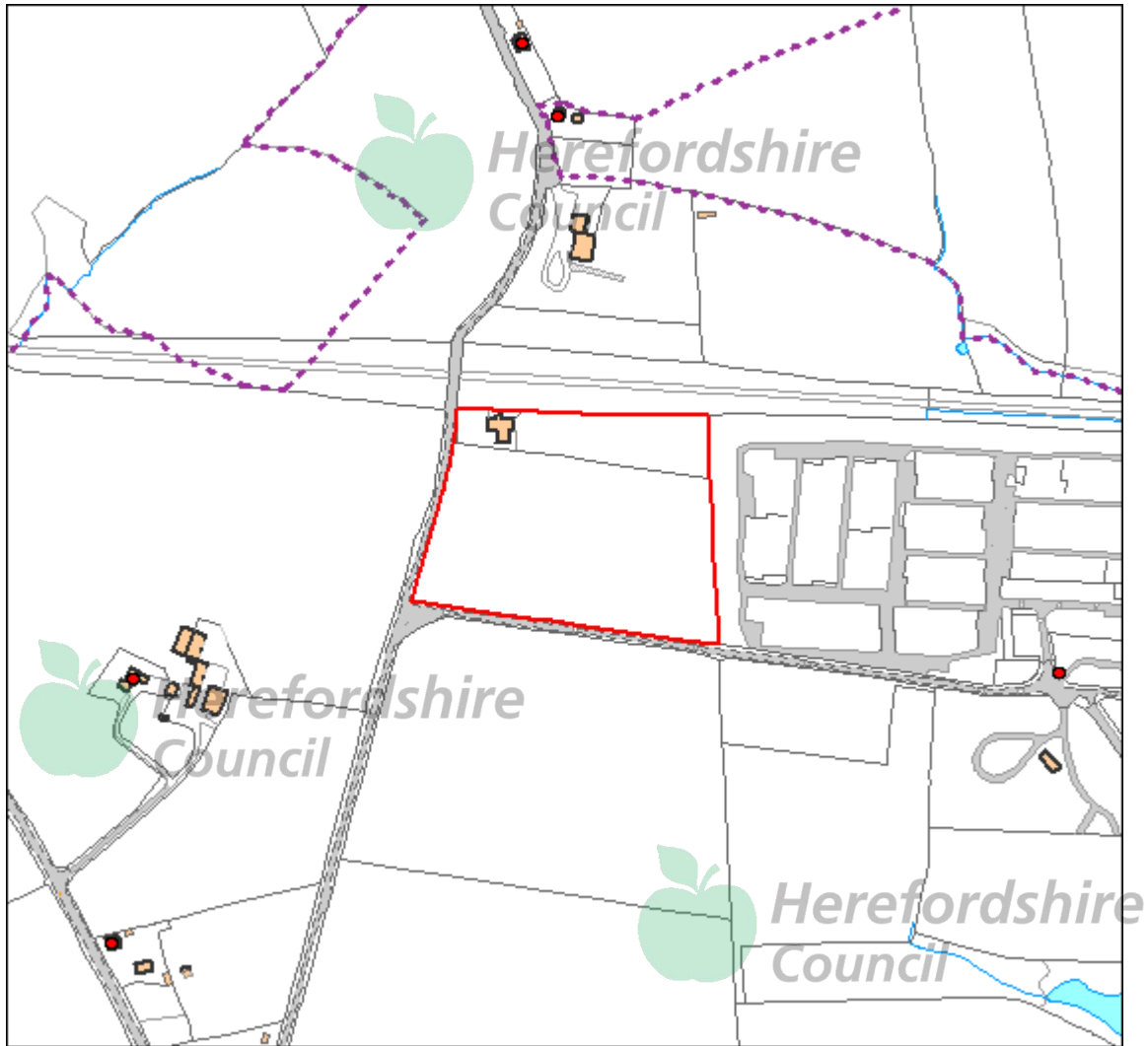
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 162809

SITE ADDRESS : TOM'S PATCH, STANFORD BISHOP, BRINGSTY, WORCESTER

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