

8 DCNE2007/0307/F - THREE NEW HOLIDAY LODGES AT WOODSIDE LODGES COUNTRY PARK, FALCON LANE, LEDBURY, HEREFORDSHIRE, HR8 2JN.**For: Woodside Lodges Country Park per McCartneys, 7 Broad Street, Leominster, Herefordshire, HR6 8BT.****Date Received: 29th January 2007 Ward: Frome****Grid Ref: 68041, 38235****Expiry Date: 26th March 2007**

Local Member: Councillor R.M. Manning

1. Site Description and Proposal

- 1.1 The application site lies on the south-western side of Falcon Lane. It forms part of the existing lawful long-established Woodside Lodges Country Park that straddles both sides of Falcon Lane. There are eleven existing lodges and an extant historic partially implemented planning permission for a further three (part of MH/93/0852). The site has substantial vegetation along its north-western boundary and a row of alders to the south-east. There is a roadside hedge.
- 1.2 Beyond the row of Alders further to south-east are a series of pools, which provide both a recreational facility and a nature conservation resource.
- 1.3 Vehicular access to the site is provided to the north-east off Falcon Lane.
- 1.4 Upon the application site at present are three holiday lodges that are nearing completion following their grant of planning permission in November of 2005.
- 1.5 The proposal is to erect three further timber chalets / lodges to be occupied by tourists. These would be sited to the north –east of the existing row of three along the same axis.
- 1.6 Each chalet / lodge would have a width of 8.4 metres and a length of 12 metres. They would have a height to eaves of 3.2 metres and a height to ridge of 6 metres. The external walls would be constructed of timber and the steel roofing material would have a charcoal colour.
- 1.7 I understand that it is the applicant's intention to ensure that the proposed accommodation meets the level 3 standard of the 'Quality Standard – National Accessible scheme for serviced, self-catering, hostel and campus accommodation'. This would mean the chalet / lodges being fully accessible to the independent traveller who is dependant upon the use of a wheelchair.

2. Policies**2.1 Central Government Advice**

Planning Policy Statement 1 'Delivering Sustainable Development'
Planning Policy Statement 7 – 'Sustainable Development in Rural Areas'
Planning Policy Guidance Note 13 – 'Transport'

'Good Practice on Planning and Tourism'

2.2 Development Plan Policies

Herefordshire Unitary Development Plan 2007

Policy S1 'Sustainable development'

Policy DR2 'Land Use and Activity'

Policy LA2 'Landscape Character and areas least resilient to change'

Policy RST1 'Criteria for recreation, sport and tourism development'

Policy RST14 'Static caravans, chalets, camping and touring caravan sites'

Policy NC4 – Sites of local importance

3. Planning History

3.1 The Woodside Lodges Country Park has an extensive planning history. However, the only applications considered of direct relevance to this case are: -

3.2 MH/90/711 – 5 holiday chalets – Approved 21/6/90

3.3 MH/93/0852 – 6 holiday chalets – Approved 25/4/94

3.4 NE05/3087/F – Erection of three two-bedroomed holiday log cabins – Permitted 11th November 2005

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Tourism Section object to the application on the basis of an oversupply of self-catering tourism accommodation. However, they do state that there is a need for accommodation that is fully compliant for wheelchair access.

4.3 The Transportation Section does not object to the proposed development. They consider that the local highway network has adequate capacity to cater with the traffic generated by the proposed development.

4.4 The Forward Planning Section considers that the proposal should be assessed against the provisions of policy RST14 of the Unitary Development Plan.

5. Representations

5.1 The Pixley Parish Council recommend approval of the application although they have raised concern as to the cumulative increase in traffic upon the local highway network.

5.2 The Council for the Protection of Rural England object to the proposed development on the basis that it represents new build development in the open countryside.

- 5.3 The occupiers of Bargains Farm object to the proposed development on the following summarised grounds: -
- Falcon Lane is inadequate in terms of width to cater with the additional traffic that the proposed development would generate; and
 - The need for the additional accommodation is questioned.
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application site lies outside of any defined settlement and as such lies within the countryside in planning policy terms. However, the site upon which the proposed chalets would be sited lies within the confines of the existing lawful chalet park. In this regard it lies within the red line planning application site area as approved in relation to planning permission DCNE2005/3087/F. This is an important point as the proposed development lies within an existing chalet park and does not relate to fresh open land outside of the existing lawful cartilage. It is for this reason that it is considered policy RST14 (as opposed to policy RST12) to be the primary policy against which this application should be assessed.
- 6.2 Policy RST 14 of the Herefordshire Unitary Development Plan 2007 allows for extensions to existing “chalet parks” where they would not harm the character and appearance of the countryside. The policy provides a series of criteria that any such proposal should meet.
- 6.3 The proposed siting of the lodge closest to Falcon Lane is in excess of 60 metres from the road. The lodges are single storey. The lodges would be relatively well screened from the south-east by an existing row of alders and there is landscaping along the north-western boundary. The proposed materials are considered to be sympathetic to the surroundings. Therefore it is considered that the proposed lodges would integrate well into the landscape and would not harm the character or appearance of the countryside hereabouts. It is considered that there is some scope for additional planting including in the gap between the lodges and Falcon Lane and along the south-western boundary. An appropriate condition is recommended.
- 6.4 It is considered that the local highway network has adequate capacity to accommodate the traffic that the proposed development would generate.
- 6.5 The occupancy of the proposed chalets by tourists would be controlled by way of planning condition.
- 6.6 The chalet park is located such that visitors are rather dependant upon the private motor vehicle to access the majority of tourist attractions, retail facilities (including restaurants) and other leisure facilities. However, Ledbury is within walking distance via a good network of public rights of way.
- 6.7 The issue as to the supply of self-catering tourism accommodation is effectively now being controlled through the Unitary Development Plan. The Plan allows for new build and conversion of buildings within existing settlements, allows for the appropriate conversion of buildings in the open countryside and allows for the provision and extension of appropriate caravan, chalet and camping parks. However, policy RST12 of the Unitary Development Plan establishes a presumption against

new build self-catering units for tourists upon fresh open land outside of the existing lawful curtilage” within the open countryside.

- 6.8 The fact that the applicant has stated that he intends to ensure that the chalets are fully accessible to wheelchair users is welcomed.
- 6.9 The proposed development is not considered to have any adverse impact upon the ecology of the area.
- 6.10 Therefore it is considered that the proposal complies with the provisions of policy RST14 of the Unitary Development Plan and that the concern with regard accessibility of the site by modes of transport other than the private motor vehicle (Policy S1) is not sufficient to outweigh the policy RST14 that allows for such tourism development in the countryside.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking and re-enacting that Order with or without modification) no development normally permitted by Classes A, B, C, D, E and F of Part 1 and Class A of Part 2 of Schedule 2 of Article 3 of the General Permitted Development Order 1995 shall be carried out.**

Reason: To safeguard the character and appearance of the countryside.

- 3 - Prior to commencement of the development hereby permitted full written details and samples of the materials to be used on the external surfaces of the building hereby permitted shall be submitted to the Local Planning Authority for their written approval. The development shall not commence without the prior written consent of the Local Planning Authority. The development shall be carried out in full accordance with the approved details and thereafter maintained as such.**

Reason: To ensure a satisfactory appearance to the development.

- 4 - The dwellinghouse hereby permitted shall only be used for holiday purposes by tourists. No person or group of persons shall occupy the dwellinghouse for more than 28 days in any calendar year and shall not be occupied by any one person or group of persons for more than 156 days in any one calendar year.**

The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the dwellinghouse hereby permitted and of their main home address (i.e. place of residence) and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development hereby permitted is not used as a permanent unrestricted dwellinghouse contrary to Development Plan policies.

- 5 - Prior to commencement of the development hereby permitted the applicant or any person(s) carrying out the development hereby permitted shall submit to the Local Planning Authority in respect of a scheme of landscaping indigenous species. The landscaping shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. The submitted scheme of landscaping must include details as to the location of all planting, their species and the density of planting. The development shall not commence until the landscaping scheme has been approved in writing by the Local Planning Authority.

Reason: To ensure that the development integrates appropriately within the wider landscape.

- 6 - All planting comprised in the approved details of landscaping shall be carried out in the first planting season following completion of the development hereby permitted or the first use of any of the tourist lodges. Any trees or plants which within a period of five years of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development integrates appropriately within the wider landscape.

- 7 - Prior to commencement of the development hereby permitted, full written details of all external lighting to be installed upon the site (if any) shall be submitted to the Local Planning Authority for their written approval. No external lighting shall be installed upon the site without the prior written consent of the Local Planning Authority. The approved external lighting shall be installed in full accordance with the approved details and thereafter maintained in accordance with those details.

Reason: To safeguard the character and appearance of the area.

Informatives:

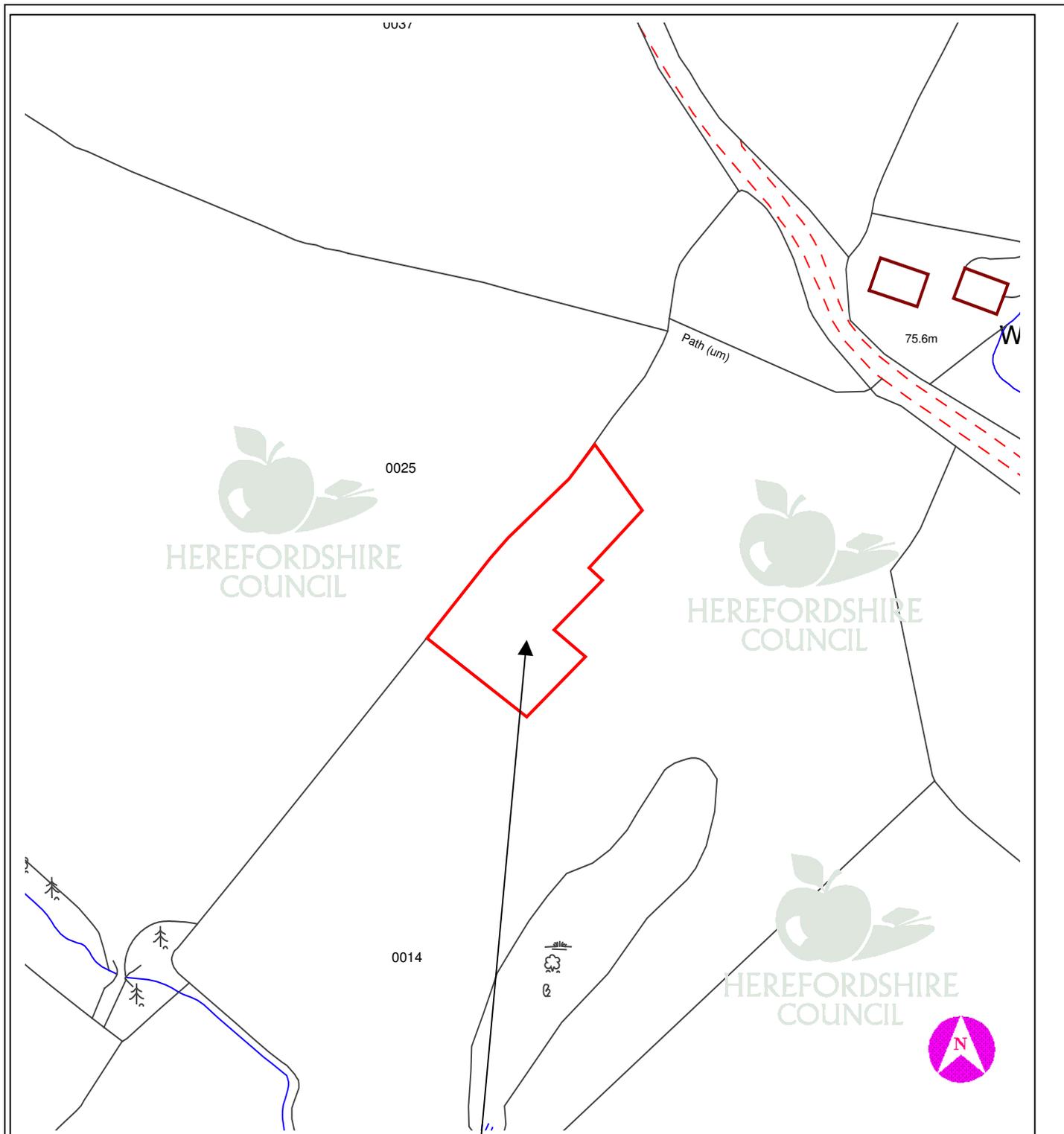
- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - For the avoidance of any doubt the plans to which this decision relate are:
 - Proposed Site Plan (Scale 1:1250) - Drawing Number LSV 330/02 received 29th January 2007;
 - Proposed Site Plan, Floor Plans and Elevations (Scales 1:500 and 1:100) - Drawing Number LSV 300/20 received 29th January 2007;
 - Existing Site Plan, Block Plan and Elevations (Scales 1:5000 and 1:1250) - Drawing Number LSV 300/01 received 29th January 2007.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/0307/F

SCALE : 1 : 1250

SITE ADDRESS : Woodside Lodges Country Park, Falcon Lane, Ledbury, Herefordshire, HR8 2JN

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