

9 DCCE2007/0286/F - IMPROVEMENT TO EXISTING VEHICULAR ACCESS AND RE-USE OF EXISTING RECEPTION BUILDING AND STORE FOR OFFICE, SALES AND CAFE. LUCKSALL CARAVAN PARK, MORDIFORD, HEREFORD, HR1 4LP

For: Mr. & Mrs. G. Williams, per Mrs. E. Mitchell, Wall, James & Davies 15-23 Hagley Road, Stourbridge, West Midlands, DY8 1QW

Date Received: 1st February, 2007 Ward: Backbury Grid Ref: 56833, 36021

Expiry Date: 29th March, 2007

Local Member: Councillor Mrs. J.E. Pemberton

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 4th April, 2007 in order to carry out a Members site visit. This site visit was carried out on the 17th April, 2007.

1. Site Description and Proposal

- 1.1 This application seeks permission for the improvement to the existing site access and the use of the existing reception building and store as an office, retail space, and cafe in connection with the Lucksall Caravan and Camping Park, Mordiford.
- 1.2 The application site is located in the open countryside and is within a designated Area of Great Landscape Value and an Area of Outstanding Natural Beauty. The site is found to the west of the B4224, north of Fiddlers Green, and south of the river crossing and the junction with the B4399. The River Wye is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 1.3 The building subject of this application is to the north of the camping and caravan site, adjacent to the access road into the site. The building is currently utilised as a reception, retail, and storage area at ground floor level with office and ancillary administration space above. The permitted use of this building is as a reception and storage facility and as such the application is partly retrospective so far as the retail and office space is concerned. The application also seeks to regularise the external appearance of the building.

2. Policies

2.1 Planning Policy Guidance:

PPS1	-	Delivering sustainable development
PPS7	-	Sustainable development in rural areas
PPG21	-	Tourism

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
S7	-	Natural and historic heritage
S8	-	Recreation, sport and tourism
DR1	-	Design
DR2	-	Land use and activity
DR7	-	Flood risk
T11	-	Parking provision
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape character and areas least resilient to change
RST1	-	Criteria for recreation, sport and tourism development
RST2	-	Recreation, sport and tourism development within Areas of Outstanding Natural Beauty
RST14	-	Static caravans, chalets, camping and touring caravan sites

3. Planning History

- 3.1 DCCE2007/0283/F - Storage area for 30 canoes, pontoon and steps. Undetermined.
- 3.2 DCCE2006/3365/F - Proposed park vehicle access way - part retrospective. Approved 4th December, 2006.
- 3.3 DCCE2006/0351/F - Repositioning of existing caravans and addition of 13 static caravans to include change of use of part of land. Approved 31st May, 2006.
- 3.4 DCCE2005/2119/F - Repositioning of existing caravans and addition of 13 static caravans to include change of use of part of land. Withdrawn 24th August, 2005.
- 3.5 DCCE2004/2207/F - Low level lighting. Approved 26th August, 2004.
- 3.6 DCCE2004/2208/A - Fascia sign. Approved 27th August, 2004.
- 3.7 SH931333PF - Change of use of part of barn to form reception area. Approved 5th January, 1994.
- 3.8 SH930192PF - Septic tank. Approved 8th December, 1993.
- 3.9 SH911310PF - Change of use to extend park and erect a toilet block. Approved 9th June, 1992.
- 3.10 SH780187PF - Use of land as a holiday camping and caravan site. Approved 10th May, 1978.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection subject to informatives.
- 4.2 Natural England: No response received but Members attention is drawn to the comments made upon application DCCE2007/0283/F, elsewhere on the agenda.

Internal Council Advice

- 4.3 Traffic Manager: No objection.
- 4.4 PROW Manager: No objection.
- 4.5 Conservation Manager (Ecologist): No objection
- 4.6 Environmental Health and Trading Standards Manager: No objection.

5. Representations

- 5.1 Fownhope Parish Council: No objection.
- 5.2 Holme Lacy Parish Council: Raised the following points:
- Unhappy pattern for retrospective planning applications;
 - Support tourism and leisure activities but these must be sympathetic to the environment, and its impact upon the area and neighbouring properties fully assessed;
 - No objections to the cafe but feel that any future development be given careful consideration;
 - The access is onto a dangerous piece of road, especially for caravans and canoe trailers.
- 5.3 Local Residents: Four letters of objection have been received from the following sources:
- D.M. & S.A. Parker, Deepwood, Fownhope;
 - A. Harris & R. Ensor, Evendene, Mordiford (x3).

The comments raised can be summarised as follows:

1. Unacceptable access proposals due to the loss of landscaping and associated loss of privacy;
 2. Loss of storage space;
 3. The cafe will not reduce vehicle movement as suggested;
 4. Caravan/camping visitors will have their own facilities to make hot drinks/snacks;
 5. Cafe could lead to a restaurant, which could in turn lead to a facility seeking an alcohol licence and entertainment licence;
 6. The changes could result in more noise and disturbance;
 7. The site is continuing development of this site, in an AONB, is unacceptable.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 It is considered that the principle issues for consideration in this application are as follows:
- Principle of Development
 - Residential Amenities
 - Visual Amenities
 - Highway Issues

Principle of Development

- 6.2 Herefordshire Unitary Development Plan 2007 Policy S8 considers recreation, sport and tourism. The enhancement of existing facilities is offered broad support, subject to consideration of the site specific factors. Policy RST1 considers these matters in more detail and advises that proposals will be permitted where they are appropriate for the location, will not harm the amenities of neighbouring properties, respect the environment, and are accessible by a choice of transport modes. Policy RST2 specifically considers new development such as that proposed in this application and which fall within an AONB. In such circumstances, developments must have particular regard to the landscape impact, be small in scale and of appropriate materials, and make a positive contribution to the understanding and quiet enjoyment of the natural beauty of the area.
- 6.3 On the basis of the above it is considered that the principle of this development can be accepted, with the acceptability or otherwise of the proposal resting upon the details of the application.

Residential Amenities

- 6.4 In the context of disturbance to residential amenities the principal property for consideration is Evdene. The building subject of this application backs onto the property boundary with this dwelling and is adjacent to the private amenity space to the rear. The upstairs administrative and storage use is not considered to be an issue in the context of residential amenities. A reception use in this building is authorised by virtue of application SH931333PF. The main concerns therefore relate to the proposed cafe and retail area. Both areas are relatively small in scale and are intended solely for use by patrons on the site. However, the potential for disturbance to the occupiers of Evdene is noted, particularly during unsociable hours. The Environmental Health Manager has raised no objection but in this case it is considered appropriate that opening hours should be imposed to restrict the opening of the café, and the sale of goods. This will not impact upon the ability of the unit to operate in an unrestricted manner as a reception facility, as is currently possible now. The site is currently also only open to camping/caravanning for certain periods of the year. On the basis that this facility is suggested as being for the benefit of patrons, restricting the opening to the same months as are permissible through the site licence would also be appropriate.
- 6.5 It is considered that the access alterations will have no measurable impact upon residential amenities, but a condition requiring further confirmation of landscaping arrangements will ensure privacy in perpetuity.

Visual Amenities

- 6.6 The physical alterations to the building are relatively limited, with the principle alterations being the replacement of the original sliding 'barn' doors with glazing and the introduction of timber cladding at first floor level. Having regard to the limited alterations it is considered that the impact upon visual amenities and the wider AONB will be limited. The building is well kept and although the appearance has changed from an overtly agricultural building to a more 'domestic' one, the impact is considered acceptable. It is assessed that the redevelopment of this building will not adversely affect the intrinsic natural beauty and amenity of the AONB.

- 6.7 With effective landscaping it is considered that the access alterations will not significantly alter the appearance of the site entrance, or adversely impact upon the landscape.

Highway Issues

- 6.8 The improvements to the access arrangements are welcomed. The potential to enter and leave the site simultaneously will reduce waiting and manoeuvring on the highway and will be a significant improvement to highway safety in this location.

Other Matters

- 6.9 A condition will prevent the separate sale of the building subject of this application from the camping/caravan site due to the inappropriateness of an independent retail/café use in this relatively unsustainable rural location.

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 E03 (Restriction on hours/months of opening).**

Reason: In the interests of the amenities of existing residential property in the locality.

- 3 E06 (Restriction on Use).**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

- 4 E15 (Restriction on separate sale).**

Reason: To ensure that the retail and café use remain an integral part of the caravan and camping park

- 5 G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 6 G05 (Implementation of landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

Informatives:

- 1 N01 - Access for all.**

- 2 N03 - Adjoining property rights.**

- 3 N04 - Rights of way.
- 4 HN02 - Public rights of way affected.
- 5 HN05 - Works within the highway.
- 6 N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.
- 7 N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.
- 8 N15 - Reason(s) for the Grant of PP/LBC/CAC.
- 9 N19 - Avoidance of doubt.

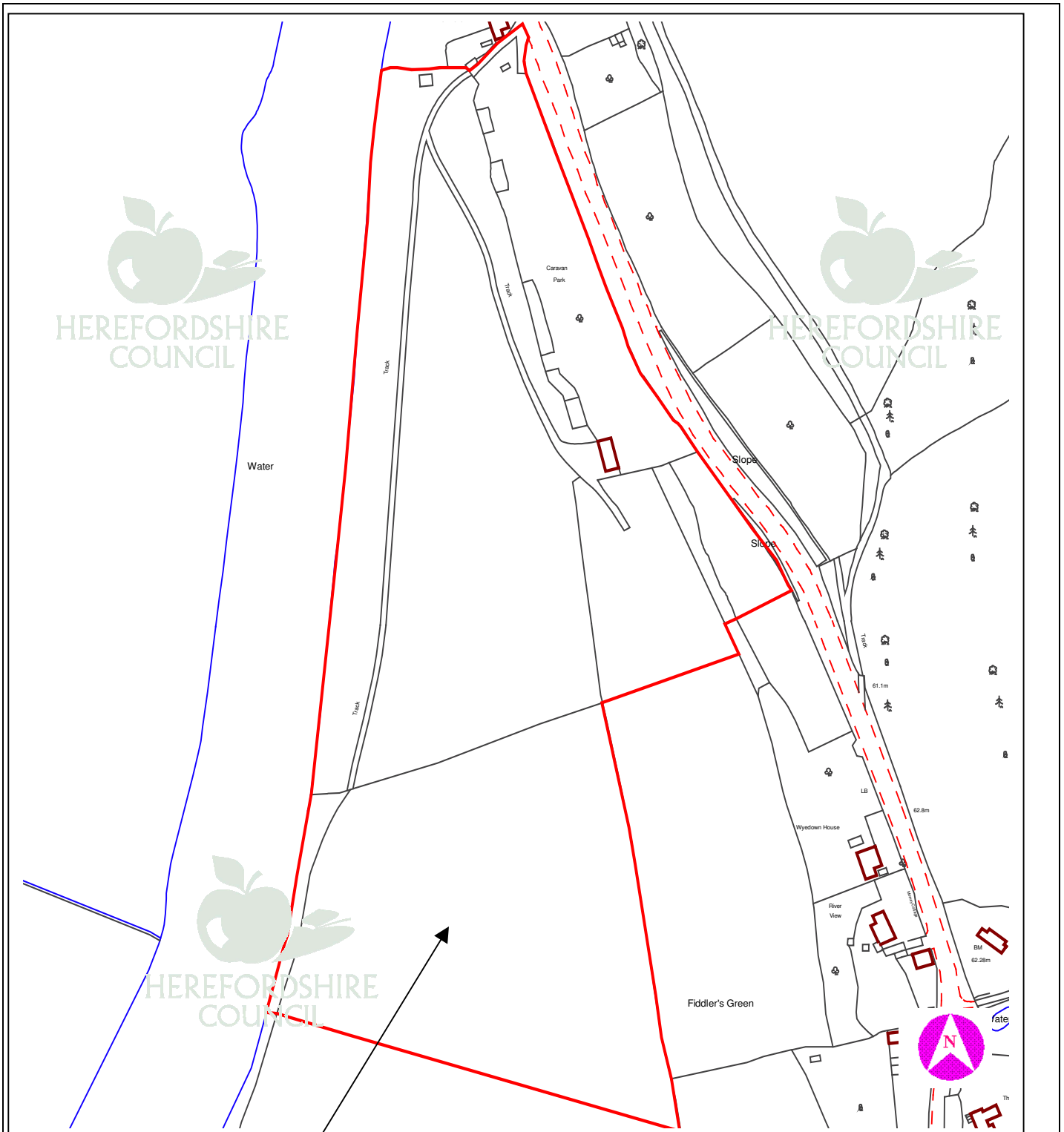
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/0286/F

SCALE : 1 : 2500

SITE ADDRESS : Lucksall Caravan Park, Mordiford, Hereford, Herefordshire, HR1 4LP

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