

**19 DCSE2007/0781/F - TO ALLOW UP TO 8 TOURING CARAVANS TO BE STORED OUT OF SEASON, GREENACRES CARAVAN AND CAMPING, LEA, NR. ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ.**

**For: Mr. G.J. Adams, Greenacres Caravan & Camping, Lea, Nr. Ross-on-Wye, Herefordshire, HR9 7JZ.**

Date Received: 14th March, 2007

Ward: Penyard

Grid Ref: 66158, 21897

Expiry Date: 9th May, 2007

Local Member: Councillor H. Bramer

## 1. Site Description and Proposal

1.1 Greenacres is located on the north side of the unclassified 70244 road. A paddock on the west and north side of Greenacres is used as a Camping and Caravanning Club Certificated Site. Greenacres Stables adjoins the site on its east side, and Rock Farm is further to the west. A hedge defines the eastern boundary, and public footpath LE9 runs along the inside of the hedge.

1.2 This application is for the storage of up to 8 touring caravans along the eastern boundary of the site. The caravans will be stored in a line a minimum of 3metres from the boundary hedge.

## 2. Policies

### 2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas

### 2.2 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy RST14	-	Static Caravans, Chalets, Camping and Touring Caravan Sites

## 3. Planning History

3.1 SE2001/3019/O      Single storey dwelling      -      Refused 15.01.01  
Appeal dismissed 29.08.02

## 4. Consultation Summary

### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager – No objection.
- 4.3 Public Rights of Way Officer – No objection

**5. Representations**

- 5.1 Lea Parish Council - No objection.
- 5.2 Aston Ingham Parish Council - No objection.
- 5.3 An objection has been received from Mrs. S. Thomas, 4 Millbrook Gardens, Lea
- I will have a clear view of the touring caravans that will be stored on this site;
  - I am concerned that people driving through the village towards Ross will have sight of the caravans; and
  - It will be an ugly intrusion.

The full text of this letter can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford, and prior to the Sub-Committee meeting.

**6. Officer's Appraisal**

- 6.1 Greenacres is a Camping and Caravanning Club Certificated site. This allows the use of the paddock as a touring caravan site for up to 5 Camping and Caravanning Club members without the need for planning permission. The site certificate does not define seasonal use, and neither does specify the position of the caravan pitches.
- 6.2 Certificated touring caravan sites are fundamentally temporary in nature. This site though can be used all year round. The existing site causes little visual impact; established hedgerows and adjoining stable buildings screen it from adjacent roads. Given that the existing use of the site does not cause visual harm, it is not considered the parking and storage of touring caravans only during the winter, they will not be "occupied", close to the boundary hedge and adjoining stable building would further harm the locality.

**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. A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations))**

**Reason:** To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

- 4. **No more than 8 touring caravans shall be stored on this site at any one time.**

**Reason:** In order to minimise visual intrusion.

- 5. **The storage of caravans shall not take place between 31<sup>st</sup> October and 31<sup>st</sup> March.**

**Reason:** In order to define the permission.

**Informative(s):**

- 1. **N19 - Avoidance of doubt**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

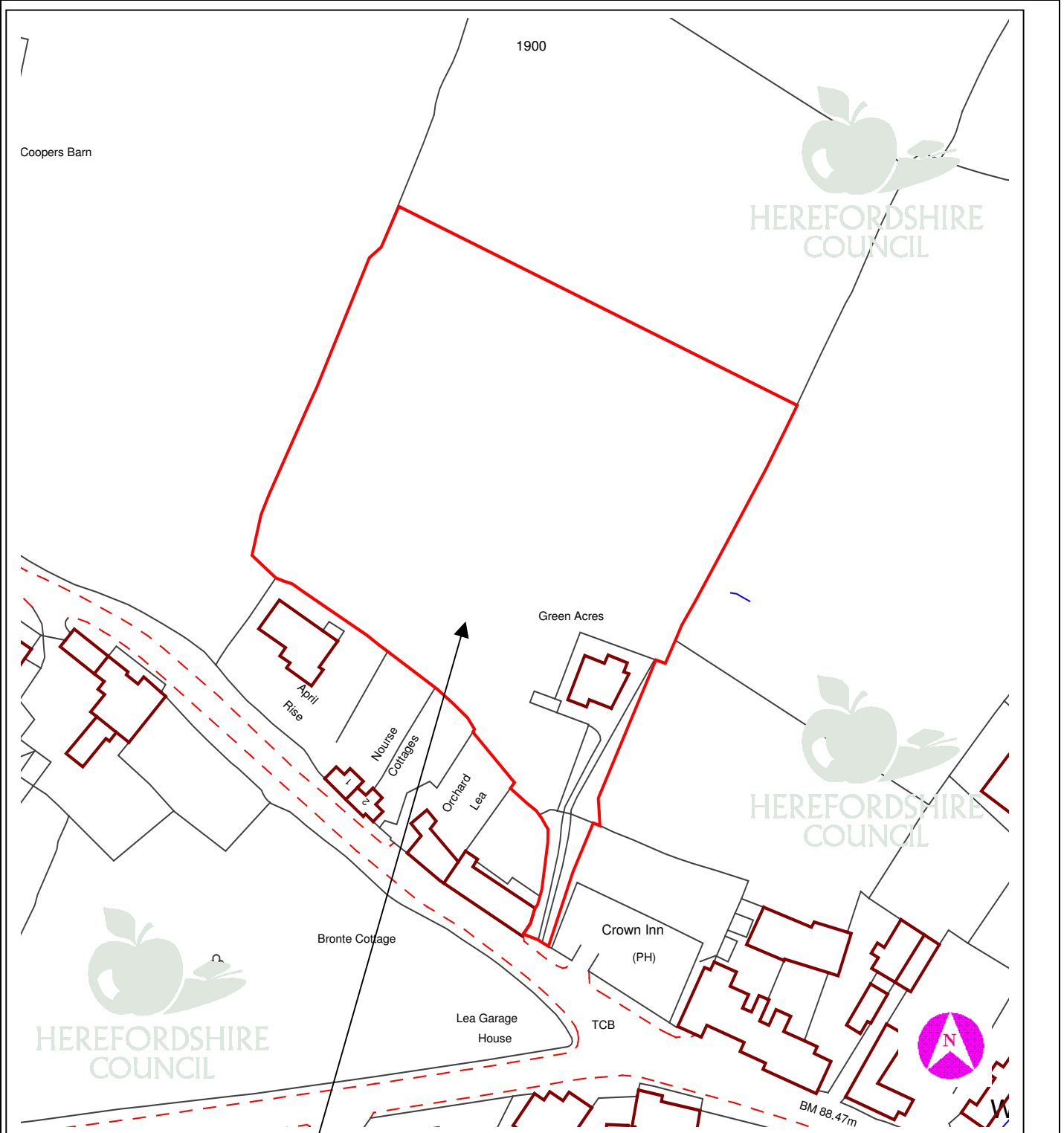
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2007/0781/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Greenacres Caravan and Camping, Lea, Nr. Ross-on-Wye, Herefordshire, HR9 7JZ

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