

4 CW2003/1862/F - ERECTION OF TWO HOLIDAY CHALETS AT LAND OPPOSITE THE HAVEN, BADNAGE LANE, TILLINGTON, HEREFORDSHIRE

For: Mrs. R. Jones per Smith Roberts Associates, 3 Beaufort Buildings, Clifton, Bristol, BS8 4AN

Date Received: 19th June 2003 **Ward: Burghill, Holmer & Lyde** **Grid Ref: 46496, 45999**

Expiry Date: 14th August 2003

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is located on the south side of Badnage Lane directly opposite The Haven. The site comprises of an existing industrial unit and concrete hardstanding which is used for the storage and repair of commercial equipment. The site is on a flat low lying parcel of land and is surrounded on three sides by open countryside.
- 1.2 This application seeks full planning permission for alterations to the existing commercial unit and for the erection of two small single storey holiday chalet units on the west part of the site. As indicated the existing unsightly commercial unit would be reduced in size and scale and reclad using timber giving a more agricultural appearance. The remainder of the site which presently comprises of a concrete hardstanding would be used for the erection of the two chalet units. A new fence and landscaping is proposed to separate the two uses on site. Parking and turning facilities for the commercial workshop and holiday chalets are shown to the front of the respective units.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG7	-	The Countryside and Rural Economy
PPG21	-	Tourism

2.2 South Herefordshire District Local Plan:

Policy TM6	-	Holiday Caravan/Chalet/Camp Parks
Policy GD1	-	General Development Criteria
Policy C1	-	Development within the Open Countryside

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy S2	-	Development Requirements
Policy E11	-	Employment in the Countryside
Policy RST13	-	Rural and Farm Tourist Development
Policy RST14	-	Static Caravan, Chalets, Camping and Touring Caravan Sites

3. Planning History

- 3.1 There is no record of any previous planning permissions on this site.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Burghill Parish Council: "Even though they appear to have been designed to the highest standards, the Parish Council feel this is an inappropriate site for holiday chalets - being between two industrial units - especially for disabled holidaymakers. The roads are very narrow country lanes.

There is also concern over any future use of this accommodation if holidays chalets prove unviable. The site is also far away from facilities."

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

6. Officers Appraisal

- 6.1 The key issues in considering this application are the principle of the proposed use, the siting and design of the proposed chalets, the compatibility between the proposed holiday chalets and the existing commercial workshop and the highway related and access matters.
- 6.2 The site is currently occupied by an unsightly commercial unit which has been in existence for a considerable period. A separate commercial workshop also exists opposite the site at The Haven. Having regard to the character and appearance of the site and its brownfield status, it is considered in principle that the two small scale holiday chalets proposed are acceptable and in accordance with the Council's adopted policy. Policy TM6 of the adopted South Herefordshire District Local Plan allows for new sites where they are appropriate in scale and of the highest standard of design and layout, will harmonise with the surrounding landscape and allow for the safe movement of cars to and from the site with minimal risk to highway safety.
- 6.3 The proposal involves the reduction in size of the existing commercial unit and its recladding with timber. The remainder of the site is to be developed with two small single storey timber chalets with a sloping mono pitch roof. A landscaped parking area is proposed to the front of the units whilst to the rear of each chalet would be a raised timber deck. Internally the chalets contain one main bedroom with a separate additional single sleeping area, a bathroom kitchen and living area. The buildings are modest in scale and proportion and are considered to be well designed having regard to the site's constraints. Externally the chalets will be finished with horizontal shiplap treated boarding.

- 6.4 Given the existing commercial use on site and that at The Haven opposite, some concerns were raised about potential for disturbance from noise and activities at those existing sites for the future occupiers of the holiday chalets. Having regard to the alterations which are being made to the existing unit on site, Officers consider that a suitable noise attenuation scheme within the building can satisfactorily contain noise generated. The relationship with the commercial units at The Haven (opposite) have also been carefully considered but the distances involved would suggest that minimal disturbance will be caused to future users of the chalets. As such with an appropriate condition, it is considered that this issue can be suitably resolved.
- 6.5 The Parish Council have raised concerns about the appropriateness of the site for holiday chalets in relation to the existing uses and the access on Badnage Lane. Whilst the relationship to the commercial units is addressed above, Officers are of the opinion that given the small scale of the proposal, in this instance Badnage Lane can satisfactorily accommodate the relatively minor traffic generation associated with two holiday chalets. It is accepted that the lane is particularly narrow, however this is not unique in rural parts of the county and should not in Officers' opinion prevent an otherwise acceptable development which would generate low levels of traffic.
- 6.6 With appropriate conditions it is considered that this scheme represents an acceptable reuse of an existing brownfield site which is in an unsightly condition. The proposed development offers the opportunity to retain the rural employment and add to the rural economy with the addition of two well designed holiday chalets which will have minimal impact in landscape terms to this attractive area. As such the scheme is supported and permission recommended.

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. E31 (Use as holiday accommodation).**

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation in this rural location.

- 3. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

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

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

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

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

- 6. G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

7. **F01 (Scheme of noise attenuating measures).**

Reason: To safeguard the amenity of the area.

8. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

9. **H01 (Single access - not footway) (2 x 30 metres).**

Reason: In the interests of highway safety.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.