

14 DCNW2007/2132/F - PROPOSED CHANGE OF USE OF LAND TO EXTEND EXISTING HOLIDAY HOME PARK TO SITE 8 NEW MOBILE HOMES AT COMPASSES HOTEL, FORD STREET, WIGMORE, LEOMINSTER, HEREFORDSHIRE, HR6 9UN.

For: Mr & Mrs Crabtree at above address.

Date Received: 4th July 2007

Ward:

Grid Ref:

Expiry Date: 29th August 2007

Mortimer

41576, 69139

Local Member: Councillor LO Barnett

1. Site Description and Proposal

- 1.1 The site is adjacent to an existing mobile home holiday park containing 12 pitches. This is located alongside the site's western elevation. The site lies outside of the settlement boundary and outside of the Conservation Area.

To the north of the application site is open countryside. Part of the eastern boundary is adjoined by the curtilage of a dwelling outside the control of the applicants.

- 1.2 The application proposes change of use of the land to extend the existing holiday park and create 8 additional holiday pitches alongside the eastern side of the site.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 - Sustainable development

S2 - Development requirements

DR1 - Design

DR2 - Land use and activity

DR3 - Movement

DR4 - Environment

E6 - Expansion of existing businesses

E10 - Employment proposals within or adjacent to main villages

RST12 - Visitor accommodation

RST14 - Static caravans, chalets, camping and touring caravan sites

- 2.2 National Planning Policy Statement 7: Sustainable development in rural areas.

3. Planning History

- 3.1 NW2007/2137/F - Proposed owners house. Currently under consideration.
- 3.2 N98/0072 - Erection of metal first floor verandah and fire escape. Refused 22nd September 1998.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

- 4.2 The Transportation Manager recommends that development must remain in the same ownership as the pub to ensure adequate unrestricted access.
- 4.3 The Landscape Manager considers the proposed development will have a neutral impact on the character and quality of the landscape. A condition is recommended to be attached to any subsequent approval notice issued with regards to retention of the site boundary hedges and trees are their present height and width.
- 4.4 The Conservation Manager raises no objections.
- 4.5 The Environmental Health Manager raises no objections in principle. However, concerns are raised about whether the existing septic tank and soakaway system can accommodate the proposed increase in units on the site.
- 4.6 The Tourism Manager requests any development be fully compliant with wheelchair access.
- 4.7 Land Drainage requests consideration be shown to existing drainage in and adjacent to the site.

5. Representations

- 5.1 Wigmore Parish Council: No response at time of writing report.
- 5.2 Three letters of objection/comment have been received from
- Gina Hill, Lakelands, Ford Street, Wigmore,
 - Iain Field, Claremont Cottages, Ford Street, Wigmore
 - Mark and Janet Oddey, Yew Tree Cottage, Ford Street, Wigmore

Issues raised refer to:

- access to the site
 - Impact on surrounding drainage
 - Impact of the proposal on the surrounding landscape
- 5.3 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 main issues in respect of this application relate to:
- Public highway access
 - Impact on the surrounding landscape/Conservation Area
 - Drainage

Public highway access.

- 6.2 The Council's Transportation Manager has raised no objections to the proposed development on the understanding that the development remains in the same ownership as the pub to ensure adequate unrestricted access.
- 6.3 The site is located to the rear of a public house also in the ownership and control of the applicants. Access to the proposed development site and adjacent existing holiday mobile home site is through the car park in connection to the public house known as the Compass Hotel.
- 6.4 The application proposes 8 mobile holiday units. The site itself contains sufficient space to accommodate vehicles in relationship to the proposed holiday units.

Impact on the surrounding landscape.

- 6.5 The Landscape Manager has responded to the application stating that the proposed development will have a neutral impact on the character and quality of the landscape. However, the response does state in order to protect the quality of the existing landscape a condition to be attached to any approval notice subsequently issued ensuring the retention of the site boundary hedges and trees at their present height and width.
- 6.6 The Conservation Manager raises no objections stating that the proposed development will not be seen from within the Conservation Area.
- 6.7 Therefore objections raised on landscape or Conservation Area grounds cannot be sustained.

Drainage

- 6.8 The Council's Environmental Health Manager and Land Drainage Manager have no objections in principle. Concerns are raised about the increase of units on site, on the existing septic tank to which it is proposed to use for foul drainage from the proposed development.
- 6.9 In consideration of drainage issues, officers consider attachment of suitably worded conditions to any approved notice issued, if Committee are minded to approve the application will suffice to overcome this issue.

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 - B01 (Samples of external materials)**

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

- 3 - E31 (Use as holiday accommodation)**

Reason: The local planning authority are not prepared to allow the introduction of separate units of residential accommodation, due to the site being outside a recognised development boundary in accordance with the Herefordshire Unitary Development Plan.

- 4 - No holiday unit on site shall be occupied by the same person for more than one calendar month and that same person shall not return to the site within 6 weeks of the last date of being on site.

Reason: To prevent the establishment of a residential use of the site, which is located outside of a recognised development boundary in accordance with the Herefordshire Unitary Development Plan.

- 5 - A record of names and addresses of all occupants of the holiday units hereby approved will be maintained by the applicants, or their successors in title and produced to the Local Planning Authority when requested.

Reason: To prevent the establishment of a residential use of the site, which is located outside of a recognised development boundary in accordance with the Herefordshire Unitary Development Plan.

- 6 - During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents.

- 7 - G10 (Retention of trees)

Reason: In order to preserve the character and amenities of the area.

- 8 - F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 9 - F23 (Improvement of existing sewerage system)

Reason: To prevent pollution of the water environment.

- 10 - The entire mobile holiday park and the adjacent public house known as the Compass Hotel shall not be sold separately from each other.

Reason: To ensure unrestricted access from the site to the public highway.

- 11 - Prior to any development of site full details will be submitted to and approved in writing by the Local Planning Authority of the site layout, additional landscaping, size and colour of the mobile units to be placed on site.

Reason: In the interests of the amenity of the surrounding area.

Informatives:

- 1 - The applicants or successors in title are reminded that the site is served by land drainage that also affects adjoining land to the application site and that all necessary precautions must be undertaken to fully allow for continued use of this land drainage system.

- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

- 3 - N19 - Avoidance of doubt

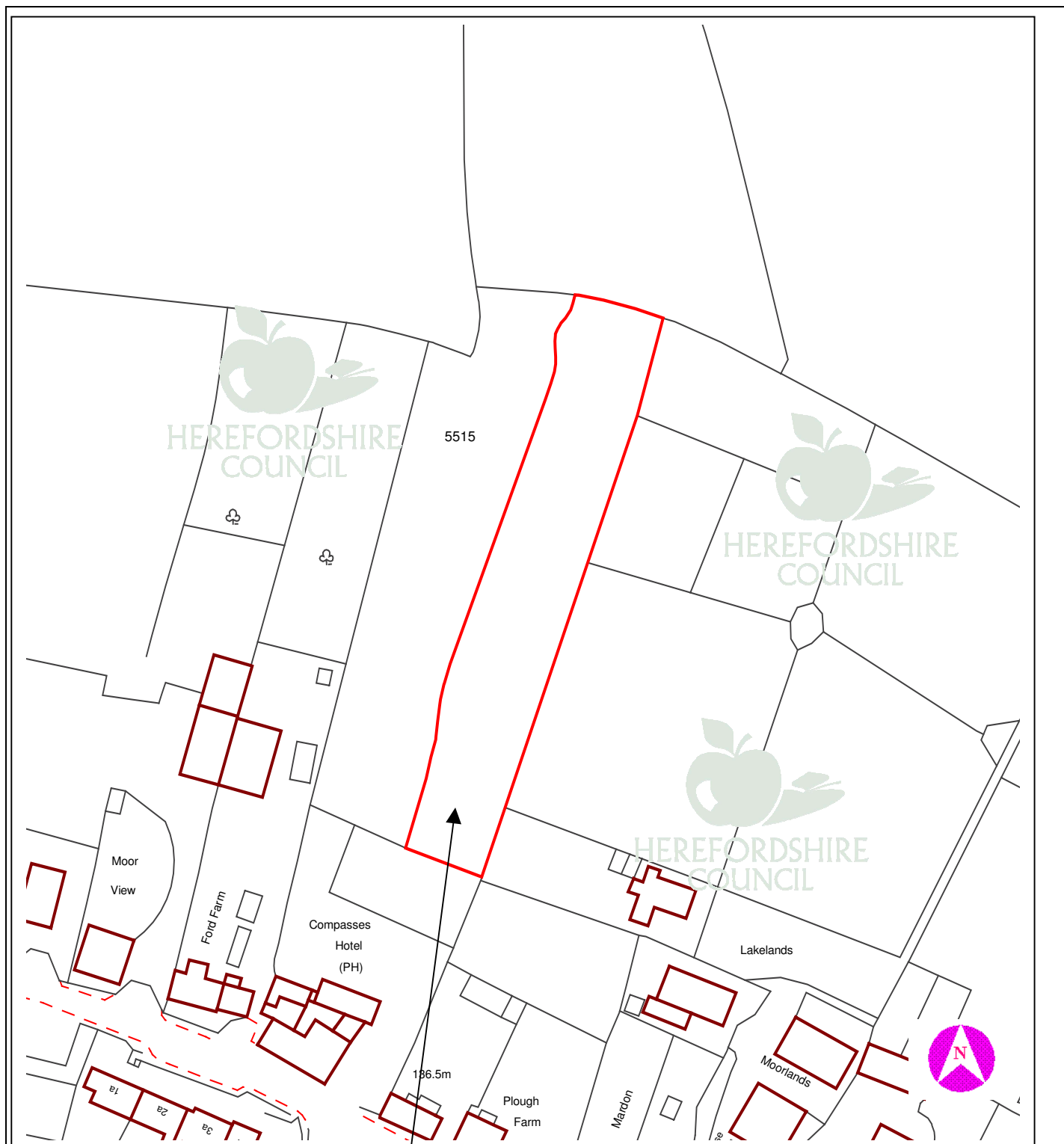
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNW2007/2132/F

SCALE : 1 : 1250

SITE ADDRESS : Compasses Hotel, Ford Street, Wigmore, Leominster, Herefordshire, HR6 9UN

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005