

5 DCNW2007/3344/F - CHANGE OF USE OF AGRICULTURAL FIELD TO CAMP SITE AND ERECTION OF SINGLE STOREY EQUIPMENT STORE/SHOWER AND TOILET FACILITIES AT FIELD OPPOSITE THE POUND, WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6EH

**For: Mr & Mrs R Taylor per Warren Benbow Architects
21 Mill Street Kington Herefordshire HR5 3AL**

**Date Received:
26th October 2007**

**Ward:
Castle**

**Grid Ref:
26926, 47316**

**Expiry Date:
21st December 2007**

Local Member: Councillor J Hope

Introduction

This application was considered by Committee at its meeting on 12th December 2007 when Members decided to support it subject to receipt of a satisfactory response to the application from the Environment Agency.

The Environment Agency has subsequently further responded to the application with a recommendation for refusal based on the information submitted by the applicants in consideration of the site being in Zone 3b, (functional floodplain).

The Environment Agency advise that a Sequential Test is a key consideration of this proposed development in order to look at other sites within the applicants control that may be considered more suitable and at less risk of flooding, as an alternative site for the proposed development.

The applicants have no further sites that are considered at less of a risk of flooding and therefore the site subject to this application is the only available site. The applicants own dwelling and the adjacent public house are both nearer to the river than the application site.

The applicants have offered to put in place a flood evacuation plan for the campsite in the event of potential flooding, should this stretch of river be issued with a flood warning the campsite would be closed.

In consideration of the fact that the application is for a campsite primary for use by kayakers, who use the river, which in the event of potential flooding would not be available for such use, and the fact that the applicants are connected to the Environment Agency's automatic flood warning system, it is considered that with appropriate worded conditions this application can be supported.

The original report to Committee with necessary amendments follows:

1. Site Description and Proposal

- 1.1 The application site is a flat field located between the A438 public highway and the unclassified 90607 public highway, from which, access into the site is obtained.
- 1.2 The site is located directly opposite the applicants home known as 'The Pound' and the Boat Inn, a public house also the ownership of the applicants. Located alongside the application site's eastern boundary is a dwelling known as 'The Agents House', (formally Wyelands).
- 1.3 The application proposes change of use of land to a campsite and erection of a single storey timber constructed equipment store, shower and toilet facilities, which will also accommodate a 'drying facilities', for patrons of the campsite.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

- S1 – Sustainable Development
- S2 – Development Requirements
- S8 – Recreation Sport and Tourism
- DR1 – Design
- DR2 – Land Use and Activity
- DR3 – Movement
- DR4 – Environment
- DR7 - Flood Risk
- E11 – Employment in the Small Settlements and Open Countryside
- E13 – Agricultural and Forestry Development
- E15 – Protection of Greenfield Land
- LA2 – Landscape Character and Areas Least Resilient to Change
- NC4 – Sites of Local Importance
- RST12 – Visitor Accommodation
- RST14 – Static Caravans, Chalets, Camping and Touring Caravan Sites
- CF2 – Foul Drainage

3. Planning History

- 3.1 NW07/1494/F – Proposed dual use agricultural equipment store/WC shower block and drying area – Refused 4th July 2007 due to insufficient justification for construction of the building as proposed and the need for change of use of the land to camping use.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency – No objections raised to the proposed development, as the proposed development is defined as 'less vulnerable development' which within Zone 3 is not considered inappropriate in respect of the proposed equipment store/drying room.

Internal Council Advice

- 4.2 The Transportation Manager raises no objections stating the proposal has 'no significant highway implications.'

5. Representations

5.1 Whitney-on-Wye Parish Council have responded to the application stating:-

'There are concerns about flooding and an increase in traffic/noise from the proposed change of use'.

5.2 Letters of objection have been received from the following:-

- Alan and Helen Harray, Bramley House, Whitney-on-Wye
- Tim and Emma Rawlings, The Agents House, (formally named Wyelands), Whitney-on-Wye

The key issues raised in the letter of objection refer to:-

- Intensity of current use of site by campers.
- Impact on adjacent public highways.
- Use of the proposed building on site.
- Location of the proposed building on site and services.
- Flooding on site.
- Amenity of local residents.

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. Officer's Appraisal

6.1 The main issues in relationship to this application refer to:

- Impact of the proposed development on the surrounding area
- Use of the site
- Flooding on site

Impact of the proposed development on the surrounding area

6.2 The site for the proposed development is a flat field, easily noticeable from the adjacent A438 public highway and the immediate surrounding landscape. The applicants home known as 'The Pound' and the 'Boat Inn' Public House, also in the ownership of the applicants, is directly opposite the southern side of the site on opposite side of the unclassified 90607 public highway. The proposed timber-constructed building providing on-site facilities is proposed on a site directly in front of the applicants home, known as 'The Pound'. This location abuts the eastern boundary of the application site, to the other side of which, is the residential curtilage of the property now known as 'The Agents House'.

6.3 Use of the site for camping will have minimal detrimental impact on the surrounding landscape and the proposal in consideration of the surrounding landscape is therefore considered acceptable, it is noted the location of the site is directly opposite the applicants home and the 'Boat Inn' Public House, directly behind of which, is the River Wye, and an access point to the river surface used by canoeists. No dwellings outside the control of the applicants look directly into site and it is noted the Council's Transportation Manager raises no objections to the proposed development.

Use of the site

- 6.4 The site is currently classed as agricultural land and planning legislation allows the applicants to use the site for up to 28 days of the year in relationship to camping use. Letters of objection received indicate the site is being used in excess of this amount of time in relationship to camping activities.
- 6.5 The site is well located for access to the river by canoeists. The Design and Access Statement submitted in support of the application indicate the existing site is used predominantly by tourists who are canoeing between Glasbury and Hereford, along the River Wye, and use the site as an overnight stop.
- 6.6 In order to accommodate these canoeists the applicants propose a modest timber constructed building, under a slate roof, to provide, on site shower and WC facilities, along with a 'drying rack' area, for use in summer, and this area to be used as a farm equipment store in winter.
- 6.7 The proposed timber structure is considered acceptable in scale and design, and will have minimal impact on the landscape, in consideration of its location, and its winter use, as storage area for farm equipment, such as a 'grass mowing machine', this also considered acceptable.
- 6.8 The application is for 'change of use of field from agricultural to campsite.' The Design and Access Statement submitted in support of the application indicating use of the site as a campsite, which will be predominantly used by canoeists using the adjacent River Wye.
- 6.9 As such the proposal is considered acceptable in relationship to a campsite, with easy access to the adjacent A438 public highway. 445 and 446 bus routes and the adjacent public house, therefore the development is sustainable.
- 6.10 The site is relatively open, although reasonably well screened by a surrounding low boundary, use of the site as a 'caravan site' would be considered contrary to Policy RST14: Static Caravans, Chalets, Camping and Touring Caravan Sites of the Herefordshire Unitary Development Plan 2007, in that they would appear far more conspicuous than tents and therefore have a detrimental impact on the surrounding landscape. Therefore if members are minded to approve the application, it is recommended that a condition be attached to any subsequent approval notice issued indicating no caravan be allowed on site.

Flooding on site

- 6.11 Concerns have been raised by objectors and the Local Parish Council, about flooding on site. The Environment Agency does not object to the proposed equipment store/drying facilities development. In consideration of the proposed use of the site in relationship to 'camping', concerns raised are not considered substantial enough to warrant refusal to the application, in consideration of its primary use by kayakers, who use the river within easy access of the application site, who in the event of a flood warning would not be using the river in any case, and the fact that campers can use the site for up to 30 days in any case, under current planning legislation.

Amenity of local residents.

- 6.12 The site for the proposed development is not immediately overlooked by any dwelling's outside the control of the applicants, and the only dwelling that adjoins the application site boundary is that of the dwelling known as 'The Agents House,' alongside the eastern elevation. This dwelling is located approx. 25 metres from the boundary with neither its frontal or rear elevation looking into the site. The boundary on this elevation of the site is also considered to be adequately screened by a timber close boarded fence and natural vegetation in the form of trees and a hedgerow.
- 6.13 Also proposed is the construction of a dual use building, alongside the eastern side of the application site. The building is considered acceptable in design and scale and is a much more modest sized structure than the one subject to application ref: NW07/1494/F for a dual use agricultural equipment store/WC shower block and drying area refused planning permission on 4th July 2007.
- 6.14 Therefore in consideration of amenity of surrounding dwellings the proposed development is considered acceptable.

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 - The development hereby approved shall be used in relationship to overnight camping only and no caravan shall be allowed on site.**

Reason: In the interests of the visual amenity of the surrounding area and in the interests of public highway safety.

- 3 - Prior to any development on site the applicants will submit to the Local Planning Authority details of a flood evacuation plan for the campsite in the event of a flood warning being issued that would include the stretch of the River Wye within close proximity to the application site.**

Reason: In order to protect users of the campsite, in the event of a flood warning being issued for the river within close proximity to the application site.

INFORMATIVES:

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

2 - N19 - Avoidance of doubt

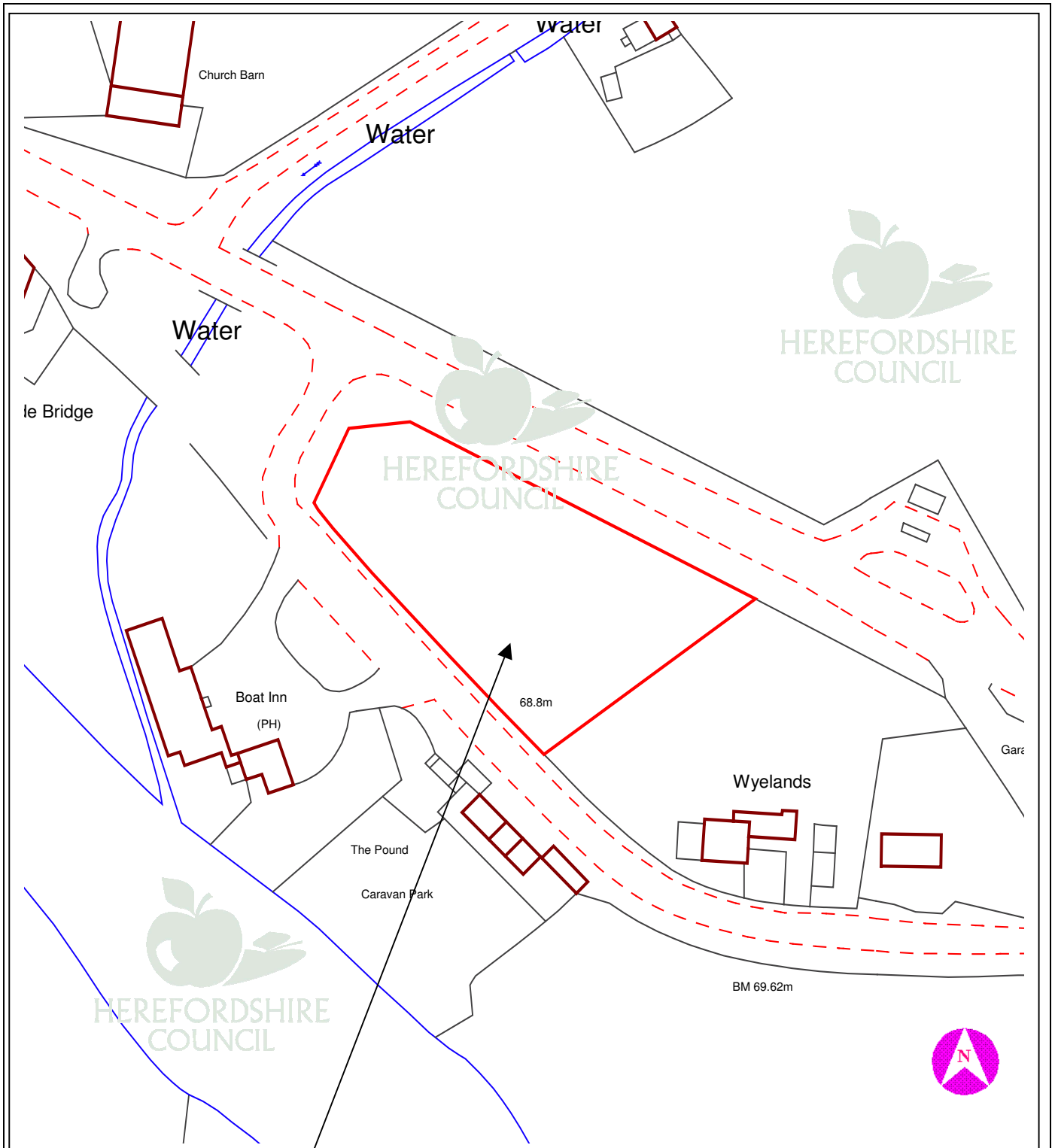
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/3344/F

SCALE : 1 : 1250

SITE ADDRESS : Field opposite The Pound, Whitney-On-Wye, Hereford, Herefordshire, HR3 6EH

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