

6 DCCE0009/1361/F - SITING OF A MOBILE STORAGE UNIT ADJACENT TO THE RIVER WYE LAND AT LUCKSALL CARAVAN PARK, MORDIFORD, HEREFORDSHIRE HR1 4LP**For: Mr. A. Watts, Hereford Canoe Hire, The Bullbox, Hope Springs Farm, Mordiford, Hereford, HR1 4LT****Date Received: 17 June 2009****Ward: Backbury****Grid Ref: 56754, 35828****Expiry Date: 12 August 2009**

Local Member: Councillor JE Pemberton

1. Site Description and Proposal

- 1.1 This application seeks permission for a mobile storage unit to provide a storage facility for canoeing activity, life-jackets etc. at Lucksall Caravan Park, Mordiford. The application site is located in the open countryside and is within a designated 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).
- 1.2 The location of the proposed storage unit is to the south of the existing camping and caravan site, adjacent to the River Wye. The application seeks to secure permission for a mobile storage unit on site to provide a protected facility for life jackets and other canoeing activity in connection with Hereford Canoe Hire who operate from the site. Lucksall Caravan Park provided the only access point between Hereford and Hoarwithy, a distance of 16 miles. The canoes are only available for hire to persons staying at the site. The pontoon and associated steps are immediately to the west of the proposed storage unit and provide river access to campers and caravanners hiring canoes on site, as well as a formalised landing and launching area for visiting organisations.
- 1.3 The proposed storage building measures 3.4 x 3.5 metres with a height of 3 metres and will be constructed from timber under a felt roof. Hereford Canoe Hire has operated from the Lucksall Caravan site for the last 8 years and has previously used temporary buildings and structures on site during the summer months to store the life jackets and other canoe equipment. The proposed building is mounted on a wheeled chassis, and is fully mobile in the event of flooding.

2. Policies**2.1 Planning Policy Guidance:**

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPS9	-	Biodiversity and Geological Conservation
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
NC1	-	Biodiversity and Development
NC2	-	Sites of International Importance
NC3	-	Sites of National Importance
NC4	-	Sites of Local Importance

3. Planning History

- 3.1 DCCE2007/0283/F - Retention of existing pontoon, steps and storage area for max. 30 canoes. Approved 25 April 2007.
- 3.2 DCCE2007/0286/F - Improvement to existing access, re-use of existing storage building and store as office, sales and cafe. Approved 25 April 2007.
- 3.3 DCCE2006/3365/F - Proposed park vehicle access way - part retrospective. Approved 4 December 2006.
- 3.4 DCCE2006/0351/F - Repositioning of existing caravans and addition of 13 static caravans to include change of use of part of land. Approved 31 May 2006.
- 3.5 DCCE2005/2119/F - Repositioning of existing caravans and addition of 13 static caravans to include change of use of part of land. Withdrawn 24 August 2005.
- 3.6 DCCE2004/2207/F - Low level lighting. Approved 26 August 2004.
- 3.7 DCCE2004/2208/A - Fascia sign. Approved 27 August 2004.
- 3.8 SH931333PF - Change of use of part of barn to form reception area. Approved 5 January 1994.
- 3.9 SH930192PF - Septic tank. Approved 6 December 1993.
- 3.10 SH911310PF - Change of use to extend park and erect a toilet block. Approved 9 June 1992.
- 3.11 SH780187PF - Use of land as a holiday camping and caravan site. Approved 10 May 1975.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: 'Considering the scale and nature of the development we would class the proposal as 'minor development' within floodzone 3. On this basis we would raise no objections to the proposed development.'

Internal Council Advice

- 4.2 PROW Manager: 'The proposed siting of the mobile storage unit adjacent to the River Wye would not appear to affect any recorded public right of way and the PROW manager has no objection to this application'.
- 4.3 Conservation Manager (Ecologist): No response at the time of writing report.

5. Representations

- 5.1 Fownhope Parish Council: No response at the time of writing report.
- 5.2 One letter of objection has been received from the neighbour at Fiddlers Green Cottage, Fownhope.

The comments raised can be summarised as follows:

1. Application is retrospective;
 2. Occupies their centre view to the river;
 3. Adverse impact upon the visual amenities of the locality;
 4. Adverse impact upon AONB;
 5. Adverse impact upon public right of way;
 6. Building is too large;
 7. Doubts into the capability of the building being moved.
- 5.3 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. Officer's 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
 - Ecology

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 details and advises that proposals will be permitted where it is appropriate for the location, will not harm the amenities of neighbouring properties, respects the environment, and is accessible by a choice of transport modes. Policy RST2 specifically considers new

development such as that proposed in this application and which falls within an AONB. In such circumstances, development 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 nearest properties are located over 250 metres to the east, with the objector's property located almost 300 meters to the east. Although none of the neighbouring residential curtilages run down to the river, the position of the canoe storage unit, particularly in the summer months, is of concern in this context and a degree of disturbance will inevitably result from groups using the storage unit to obtain life jackets. Previously visitors have obtained lifejackets and canoe equipment from the other end of the site close to the reception building, before making their way across the site to the launching/landing point. However, the impact of disturbance is considered to be minimal and overall the impact would be no greater than already exists as the landing/launching point next to the storage building has been long established.
- 6.5 The Lucksall Camping and Caravan Site is a long established business, which, although expanded notably over time, will always have had certain amenity uses associated with it. The canoeing activity at the site is also long established. The use of the river, as an asset to the county's tourism economy, is an appropriate rural tourist activity. The amenity implications of the proposed storage unit are considered minimal, and given the distances to neighbouring properties, on balance it is considered that the impact will be within acceptable limits.

Visual Amenities

- 6.6 The scale of the storage unit is considered to be modest with the design ensuring the character and appearance of the area are not disturbed. The countryside, more specifically the river, is the primary resource for the proposal. Overall the building and proposed use are considered to be an appropriate form of development for a riverbank location such as this, where the facility relates to a wider tourist facility. The building is considered to be ideally located next to the launching pad and overall the proposal is considered to make a positive contribution to the understanding and enjoyment of the natural beauty of the AONB. The high quality of the landscape is maintained.

Public Right of Way

- 6.7 The neighbour's comments have been considered. There is not considered to be an impact to the public right of way and furthermore the PROW officer has raised no objection. There is a long established launching pad, which leads down from the footpath, therefore any impact the canoeing business has on the footpath, has long been established and it is not considered that the building will add to this impact. The use of the building as a storage building in connection with the canoe business is considered appropriate in this location.

Flooding

- 6.8 The Environment Agency has raised no objection to the proposal as it is considered to be of such a scale and nature to be classed as minor development. The building has been designed and constructed to be transportable and therefore in the event of flooding can be moved out of the way of floodwater.

Conclusion

- 6.9 The application is considered to comply with the relevant policies contained within the Herefordshire Unitary Development Plan and is therefore recommended for approval subject to the conditions set out below.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **B02 (Development in accordance with the approved plans).**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

2. **F06 (Restriction on use).**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity and to comply with Policy DR2 of the Herefordshire Unitary Development Plan.

Informatives:

1. **N01 - Access for all.**
2. **N03 - Adjoining property rights.**
3. **N04 - Rights of way.**
4. **HN02 - Public rights of way affected.**
5. **N11A - Wildlife and Countryside Act 1981 (as amended) - Birds.**
6. **N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 - Bats.**
7. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
8. **N19 - Avoidance of doubt - Approved Plans.**

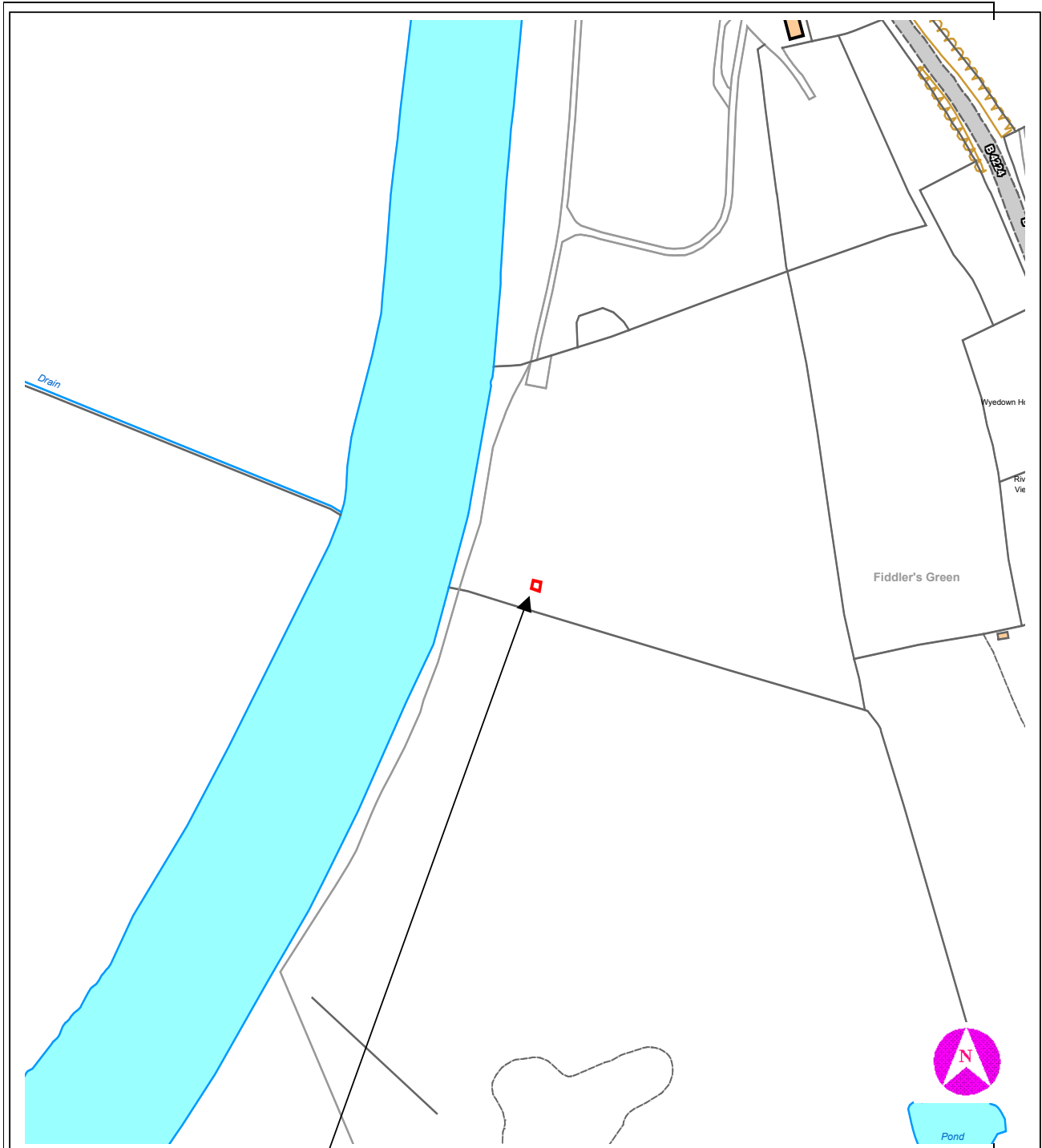
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE0009/1361/F

SCALE : 1 : 2500

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

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