

**7 DCSE0009/1734/F DCSE/091461/F - TO USE A MOBILE HOME FOR SITE WARDEN ACCOMMODATION - RETROSPECTIVE - AT THE NUTSHELL CARAVAN PARK, GOODRICH, ROSS-ON-WYE, HR9 6HG.**

**For: Mr H Danter, The Doward Hotel, Crockers Ash, Ross-on-Wye, Herefordshire, HR9 6DW.**

**Date Received: 10 August 2009    Ward: Kerne Bridge    Grid Ref: 356600,219113**

**Expiry Date: 5 October 2009**

Local Member: Councillor JG Jarvis

**1. Site Description and Proposal**

- 1.1 The application seeks retrospective planning permission for the use of a mobile home for site warden accommodation at The Nutshell Caravan Park, Goodrich.
- 1.2 The Nutshell Caravan park is a touring caravan site located adjacent the A40(T) at Goodrich. The site is within the open countryside and the Wye Valley Area of Outstanding Natural Beauty. Under planning permission SH88/0757/F up to a maximum of 15 touring caravans are permitted on site between 1<sup>st</sup> March and 31<sup>st</sup> October.
- 1.3 At the time of the site visit there was one mobile home (static caravan) and 7 touring caravans on site, although it was confirmed by the site warden that not all of these were connected with tourist use. It is intended to site the mobile home to the immediate northeast of a large storage shed located to the west of the drive.

**2. Planning Policy**

2.1 Planning Policy Statement 7: Sustainable Development in Rural Areas

**2.2 Herefordshire Unitary Development Plan 2007**

S1	-	Sustainable Development
S2	-	Development Requirements
LA1	-	Areas of Outstanding Natural Beauty
H7	-	Housing in the Open Countryside Outside Settlements
H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
H11	-	Residential caravans

**3. Planning History**

- 3.1    SH88/0757/F    Change of use from paddock of dwelling house to site for touring caravans (maximum of 15 caravans)    -    Approved 29/06/88
- SH94/1532/PF    Replacement storage building, shower and WCs    -    Approved 25.01.95

SH94/1567/PF	Showman's winter quarters	- Refused 10.02.95
SH97/1468/PF	Site warden's caravan for reinstatement of existing Caravan Park: Application	- Withdrawn 17.03.98
SE2000/1251/F	To site mobile home for site warden/security during refurbishment of camp site and building of amenity block, and for landscaping of site with earth for levelling	- Refused 30.08.00
SE2009/0604/F	To use a mobile home for site warden accommodation – retrospective	- Refused 19.05.09

#### 4. Consultation Summary

##### Statutory Consultations

4.1 Highways Agency: No objection

##### Internal Council Advice

4.2 Traffic Manager: No objection subject to the imposition of a condition restricting permanent residential occupation to a site warden only.

#### 5. Representations

5.1 Goodrich Parish Council: Councillors have no objection to the use of this mobile home for site warden accommodation as long as the applicant has fully complied with all existing planning obligations as outlined previously regarding this site.

5.2 A letter of objection has been received from Mr & Mrs Watson, Saddle Bridge Farm, Marstow. The content of the letter is summarised as follows:

- A much larger site in Ross does not have permanent warden accommodation;
- The Nutshell is a touring caravan site, with a restricted 'open period'. The site is not well used by visiting touring caravans. There is no belief that 'need', even for a limited period, during the licensed period is demonstrated;
- Management of such a site could be undertaken quite readily without the need for the full-time presence of a warden;
- Mr Danter owns the Nutshell (residential property adjacent). Should a warden be deemed essential, then the adjoining property would be available;
- There has been a past failure to abide by planning conditions, as evidenced by the presence of mobile homes on site during the winter months.

5.3 The application is accompanied by a statement justifying the presence of a full-time warden. It is stated that the site has been subject to vandalism in the past, with facilities being destroyed and illegal squatting on the site. It is contended that the house adjacent the site is not close enough to offer the requisite supervision and is let to a family who has no connection to the touring caravan park. It is argued that additional use of the caravan park would benefit local businesses, including the Cross Keys Public House and village stores.

The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

## 6. Officer's Appraisal

- 6.1 The application is for the retention of a mobile home on site for use as site warden's accommodation. In effect permission is being sought for the introduction of residential accommodation, albeit in a mobile home, in an open countryside location. Policy H7 is considered of direct relevance as it states that housing in the countryside outside settlements will not be permitted unless it accords with one of the identified exceptions. The exceptions include where development is a necessary accompaniment to the establishment or growth of a rural enterprise and complies with policy H8. Policy H11 states that proposals for the use of caravans or mobile homes for permanent residential use will be subject to the same locational requirements as permanent residential development i.e. will be directed to established settlements.
- 6.2 Permission was granted for use of the site as a touring caravan park in 1988. Despite this, the local planning authority is unaware of any concerted attempt to utilise the site as such. Therefore, although planning permission exists for the use, it is not clear that the proposal would necessarily enable the growth of a rural enterprise in accordance with H7 and therefore justify a permanent residential presence.
- 6.3 Policy H8 requires that any dwellings required for use in association with rural businesses should only be permitted where it can be demonstrated that long term genuine need exists for the dwelling as an essential part of a financially viable business and that such need cannot be met in existing accommodation. Although it is accepted that this application promotes a change of use of land for the siting of a mobile home, rather than operational development, the proposal should demonstrate that the accommodation is required in connection with a viable, established business. In this case the officer is not convinced that the full-time presence of a warden in relation to a relatively small, seasonal touring caravan site can be justified. In reaching this conclusion, weight has been given to Annexe A of PPS7 which states that the security of a site will not in its own right be sufficient to justify a permanent residential presence.
- 6.4 Furthermore, the applicant retains control of the dwelling adjoining the site (The Nutshell) and even if a need were to be proven, the accommodation requirements of a warden could be met by the use of this existing dwelling.
- 6.5 The application is recommended for refusal on the basis that it represents the unwarranted provision of residential accommodation in the open countryside, representing an unsustainable and visually harmful development in an Area of Outstanding Natural Beauty.

## RECOMMENDATION

**That planning permission be refused for the following reason:**

- 1 The local planning authority is not satisfied that the application demonstrates that there is a long-term genuine need for the provision of warden accommodation on this seasonal touring caravan site. Even were need to be demonstrated, the applicant currently retains control of the adjacent dwelling, 'The Nutshell'. Accordingly the Council considers that the need for accommodation, if justified, is capable of being met in existing accommodation within the applicant's control. The proposal is considered contrary to policies H7, H8, H11 and LA1 of the Herefordshire Unitary Development Plan 2007.**

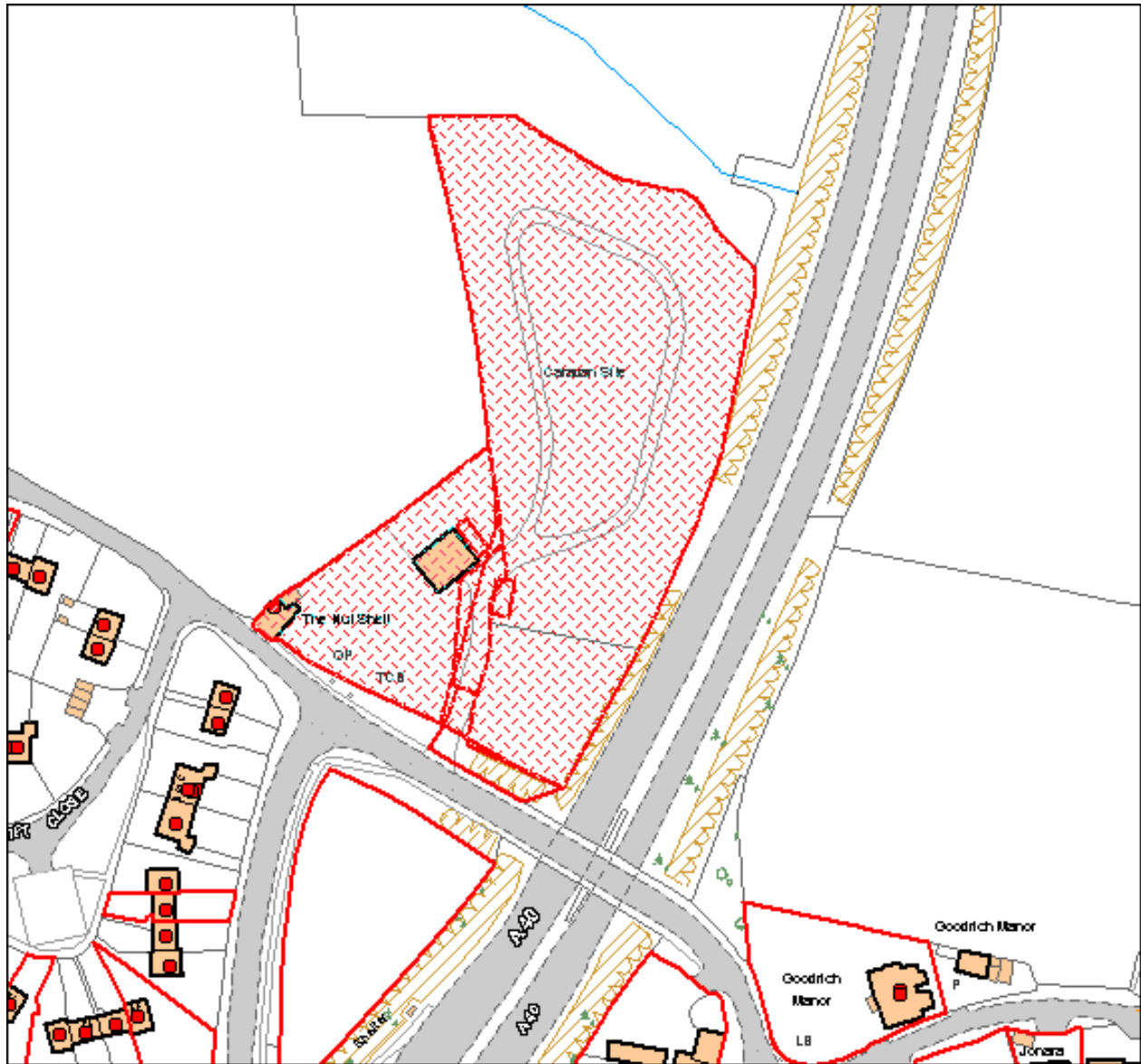
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



**APPLICATION NO:** DCSE0009/1734/F DMSE/091461/F

**SITE ADDRESS :** THE NUTSHELL CARAVAN PARK, GOODRICH, ROSS-ON-WYE, HR9 6HG

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