

**22 DCNE2004/1546/F - REMOVAL OF CONDITION 3 ON APPLICATION NUMBER NE2000/0505/F (TO ALLOW CARAVANS TO REMAIN ON THE SITE BETWEEN 01 NOVEMBER IN ANY ONE YEAR AND 01 MARCH IN THE SUCCEEDING YEAR) AT TRUMPET INN, TRUMPET, LEDBURY, HEREFORDSHIRE, HR8 2RA**

**For: Mr A M Riga of above address.**

**Date Received:**  
**28th April, 2004**

**Ward:**  
**Frome**

**Grid Ref:**  
**65589, 39492**

**Expiry Date:**  
**23rd June, 2004**

Local Member: Councillor R.M. Manning

### **1. Site Description and Proposal**

- 1.1 The Trumpet Inn is located on the south west side of the Trumpet Crossroads at the junction of the Hereford/Ledbury, Gloucester/Leominster Roads.
- 1.2 Planning permission is sought to allow caravans to use the touring caravan site for 12 months rather than the presently permitted 8 months. They are restricted from using the site between 1st November and 1st March.

### **2. Policies**

Planning Policy Guidance Note 21 – Tourism

Hereford and Worcester County Structure Plan

Policy CTC9 – Development Requirements

Policy TSM1 – Tourism Development

Policy TSM2 – Tourism Development

Policy TSM3 – Tourism Accommodation

Policy TSM7 – Tourism Accommodation

Policy TSM8 – Tourism Accommodation

Malvern Hills District Local Plan

Tourism Policy 2 – Development of Tourism

Tourism Policy 8 – Holiday Caravan and Chalet Sites

### **3. Planning History**

NE2000/0505/F – Change of use of paddock/caravan club site to caravan site for ten touring caravans. Approved 18th April, 2000.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None.

##### Internal Council Advice

4.2 Environmental Health and Trading Standards Officer raises no objections subject to a note confirming the applicant that the caravan site licence will still apply.

4.3 Head of Engineering and Transportation raises no objection.

4.4 Chief Conservation Officer raises no objections in principle but is concerned that the setting of the Listed Building may be impacted upon in the winter months due to the lack of foliage and suggests a one year temporary permission.

#### **5. Representations**

5.1 Pixley Parish Council recommend refusal as they feel there are no grounds for a change of use.

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

#### **6. Officers Appraisal**

6.1 This proposed change will have little additional impact upon the setting of the Listed Building (The Trumpet Inn) than already exists as there is limited landscaping to the front of the site. PPG21, Tourism states that with better standards of caravan sympathetic considerations should be given to extending opening periods. In this instance it is considered that subject to conditions preventing permanent siting of caravans that the proposal does not impact unreasonably on the setting of the Listed Building or the landscape.

#### **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 – A07 – (Development in accordance with approved plans) (plans received on 08 March 2000)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3 – E35 – (Numbers limitation) (10)**

**Reason:** To clarify the terms of the permission and minimise visual intrusion.

**4 - No hardstanding shall be constructed or external lighting erected without the agreement in writing of the Local Planning Authority.**

**Reason:** To protect the landscape character of the area.

**5 - The landscaping scheme shall be carried out in accordance with the agent's letter received 04 April 2000 and as shown on the amended plan received 13 April 2000. The landscaping scheme shall be carried out and completed no later than the first planting season following the implementation of this permission. During this time any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 years maintenance period.**

**Reason:** To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.