

8 DCNE2004/3472/F - PROPOSED HOLIDAY PARK TO INCLUDE 6 LODGES FOR ALL YEAR ROUND SELF-CATERING HOLIDAYS AND B&B (12 MONTHS HOLIDAY USE) AT NEWBRIDGE, AYLTON, LEDBURY, HEREFORDSHIRE, HR8 2QG

For: W P Gardner at The Coach House, Aylton, Ledbury

Date Received:
8th October 2004

Ward:
Frome

Grid Ref:
66783, 37668

Expiry Date:
3rd December 2004

Local Member: Councillor Manning

1. Site Description and Proposal

- 1.1 This application is for the creation of a small holiday park on land to the north east of the A4172 opposite Newbridge Farm, Aylton. The site is set back from the road, behind an area of recently planted woodland.
- 1.2 The proposal seeks to erect six timber lodges. Access is to be gained via an existing field gate onto the A4172 and a surfaced track through the woodland that will be formalised if this application is approved.
- 1.3 The scheme has been amended since its original submission. The lodges are all arranged along the north-eastern boundary of the site with a curved access road running through the centre of the site. The amended plan indicates a substantial landscaping scheme of native species, whilst an area to the south west of the access road is left predominantly as open space.

2. Policies

Hereford and Worcester County Structure Plan

TSM1- Tourism Development
TSM2 – Tourism Development
TSM6 – Tourist Accommodation
CTC9 – Development Requirements

Malvern Hills District Local Plan

Landscape Policy 8 – Landscape Standards
Tourism Policy 8 – Holiday Caravan and Chalet Sites
Tourism Policy 13 – Farm Tourism

Herefordshire Unitary Development Plan (Revised Deposit Draft)

LA2 – Landscape Character and areas least resilient to change
LA6 – Landscaping schemes
RST1 – Criteria for recreation, sport and tourism development
RST14 – Static caravans, chalets, camping and touring caravan sites

3. Planning History

None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: No objection.

4.2 Forestry Commission: No objection.

Internal Council Advice

4.3 Head of Highways and Transportation has no objection subject to conditions.

4.4 Head of Environmental Health and Trading Standards has no objections.

5. Representations

5.1 Pixley and District Parish Council object to the application on the following grounds:

- a) Concerns over highway safety on the A4172.
- b) Change of character to the area.
- c) Concerns over the linear layout of the proposal.
- d) Not clear whether the proposal is to be run as a separate business or part of Newbridge Farm Park.

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

6. Officers Appraisal

6.1 The adopted Malvern Hills District Local Plan accepts the principle of such developments by virtue of Tourism Policy 8. It sets a number of criteria to be satisfied and, provided that these are all addressed, advises that new development will be permitted. These criteria relate to landscape impact, highway safety, residential amenity, flooding issues and acceptable design. The advice given by policy RST14 of the emerging Unitary Development Plan is a similar reflection of this.

6.2 The site is not visually prominent in the landscape. It is well screened from the public highway by the extensive planting that has already been carried out. The land continues to rise to the north east and it is given over to agricultural use. The site is therefore not visible from any public vantage point.

6.3 In its revised form, the proposal has a greater regard for the general landscape character of the area. The layout shows a considered landscaping scheme that will assist in assimilating the lodges into their surroundings.

6.4 The access to the site is positioned on a straight stretch of road. It is subject to national speed limits, but visibility is more than adequate in both directions to allow

safe access and egress to the site. It has been visited by the Council's Highways Officer and he has raised no objection subject to conditions, including the provision of adequate visibility splays. It is not considered that a recommendation for refusal could be substantiated on highway safety grounds.

- 6.5 The site is not in any proximity to residential dwellings and therefore the scheme will not result in any detrimental impact in terms of residential amenity.
- 6.6 The Environment Agency had originally objected to the proposal on the basis that the access to the site is located within a flood plain, and required that the applicant undertakes a flood risk assessment. This has now been completed and a separate emergency access agreed with the adjoining landowner should the need arise. This satisfies the concerns raised and the Environment Agency have subsequently withdrawn their objection.
- 6.7 The design of the lodges, clad in timber with steeply pitched slate roofs, is acceptable in a rural context. Subject to a condition to ensure that they remain only for holiday use and not as permanent residential accommodation, the scheme is considered to accord with the development plan. The application is therefore recommended for approval.

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 - A09 (Amended plans)(14 December 2004)**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - B11 (Details of external finishes and cladding (industrial buildings))**

Reason: To secure properly planned development.

- 4 - G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 5 - G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 6 - G06 (Scope of landscaping scheme)**

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

7 - H01 (Single access - not footway)

Reason: In the interests of highway safety.

8 - H03 (Visibility splays)

Reason: In the interests of highway safety.

9 - E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, due to the relationship and close proximity of the building to the property known as [.....] in this rural location.

10 - The accommodation to which this permission relates shall only be used for the purposes of holiday accommodation as defined in condition no. 9 above and no one person or family group shall use any part of the lodges for more than four weeks in any eight week period.

Reason: In order to define the terms of this permission.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.