

7 DCCE2006/0351/F - ADDITIONAL 14 STATIC CARAVANS, INCLUDING CHANGE OF USE OF PART OF THE LAND LUCKSALL CARAVAN PARK, MORDIFORD, HEREFORD, HR1 4LP

**For: Mr. & Mrs. G. Williams, per Wall, James & Davies,
15-23 Hagley Road, Stourbridge, West Midlands, DY8
1QW**

Date Received: 31st January, 2006 Ward: Backbury Grid Ref: 56857, 36171

Expiry Date: 28th March, 2006

Local Member: Councillor Mrs J.E. Pemberton

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on 3rd May, 2006 in order to carry out a site visit. The visit took place on the 15th May, 2006.

1. Site Description and Proposal

- 1.1 This application seeks permission for the introduction of 14 static caravans at Lucksall Caravan and Camping Park, Moridford. The application site is located in the open countryside and is within a designated Area of Great Landscape Value and an 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.
- 1.2 The application site is a strip of land immediately to the west of the main road, to the rear of the line of existing static caravans. This area was excluded from the original permission for the use of this area for camping and caravanning, though it has recently been used in an unauthorised manner for the storage of touring vans. The land has a relatively steep west to east gradient. The existing access is to the north of the site, a secondary access from which leads directly to the application site. This secondary access point is to be permanently closed in the interests of highway safety.
- 1.3 As originally submitted, this application included the re-siting of the existing static caravans but following an objection from the Environment Agency this element of the application was removed. This application therefore now relates only to the new line of static caravans to the rear of the existing. The land confirmed as being in the ownership of the applicant has also been revised following the original inclusion of an area of land under separate ownership.

2. Policies

2.1 Planning Policy Guidance:

PPS1	-	Delivering sustainable development
PPS7	-	Sustainable development in rural areas

- PPG21 - Tourism
- PPS25 (Draft) - Development and flood risk

2.2 South Herefordshire District Local Plan:

- GD1 - General development criteria
- C1 - Development within open countryside
- C4 - AONB landscape protection
- C5 - Development within AONB
- C6 - Landscape and AONB
- C7 - AONB enhancement measures
- C8 - Development within AGLV
- C9 - Landscape features
- C44 - Flooding
- TM6 - Holiday caravan/chalet/camp sites
- TM7 - Improvements to existing holiday caravan and chalet sites
- TM10 - Proposals within the Wye Valley AONB
- T3 - Highway safety requirements
- T5 - Traffic management

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- 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

3. Planning History

- 3.1 DCCE2005/2119/F - Repositioning of existing caravans and addition of 13 static caravans to include change of use of part of land. Withdrawn 24th August, 2005.
- 3.2 DCCE2004/2207/F - Low level lighting. Approved 26th August, 2004.
- 3.3 DCCE2004/2208/A - Fascia sign. Approved 27th August, 2004.
- 3.4 SH931333PF - Change of use of part of barn to form reception area. Approved 5th January, 1994.
- 3.5 SH930192PF - Septic tank. Approved 6th December, 1993.

3.6 SH911310PF - Change of use to extend park and erect a toilet block. Approved 9th June, 1992.

3.7 SH780187PF - Use of land as a holiday camping and caravan site. Approved 10th May, 1978.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: No objection to amended proposal subject to conditions relating to floor levels and securing dry pedestrian access. No specific concerns are raised relating to surface water and foul drainage arrangements.

4.2 English Nature: No objection.

Internal Council Advice

4.3 Traffic Manager: No objection.

4.4 PROW Manager: No objection.

4.5 Conservation Manager: No response received (DCCE2005/2119/F - no objection).

4.6 Environmental Health and Trading Standards Manager: Has confirmed that the site benefits from a Site Licence which restricts the number of units (towing caravans or tents) to a maximum not exceeding 80. This excludes the existing and proposed static caravans and the exempted area of the site used for caravan rallies. Further comments in respect of layout control and drainage are awaited at the time of writing.

4.7 Building Control Manager: Based upon the information provided the treatment plant capacity would accommodate the addition of 14 static caravans.

5. Representations

5.1 Open Spaces Society: No objection subject to maintenance of PROW.

5.2 The Ramblers Association: No objection subject to maintenance of PROW.

5.3 Fownhope Parish Council: Support the application subject to satisfaction in relation to:

- Adequacy of sewerage facilities;
- Flooding;
- Boundary details;
- Landscaping.

5.4 Holme Lacy Parish Council: Expressed concerns over the access and ability of the site to accommodate additional caravans.

5.5 Local Residents: Three letters of objection have been received from the following sources:

- J.A. Newman, River View, Fiddlers Green, Fownhope

- R.J. Hill, Fiddlers Green Cottage, Fownhope
- A. Harris & R. Ensor, Evendene, Mordiford

The comments raised can be summarised as follows:

1. Unacceptable access arrangements
2. Highway safety issues due to intensification of use
3. Adverse impact upon the visual amenities of the locality
4. Adverse impact upon AGLV/AONB
5. Inadequate drainage facilities
6. Loss of privacy caused by park related activities
7. Impact upon residential amenities caused by park related activities.

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

6. Officers Appraisal

6.1 It is considered that the principal issues for consideration in this application are as follows:

- Principle of development;
- Visual amenities;
- Flooding;
- Highway issues.

Principle of Development

6.2 South Herefordshire District Local Plan Policy TM6 specifically considers improvements to caravan and camping sites. This policy advises that extensions to sites will only be permitted where the scale is appropriate and the design and layout are of the highest standard, it will not adversely impact upon the landscape nor appear visually intrusive, and subject to ensuring the safe movement for cars and caravans to and from the highway. Particular emphasis is placed on the landscape implications of proposals in the Wye Valley AONB and AGLV. Policies TM7 and TM10 further stress design and scale, landscape impact, and highway requirements. This policy stance is echoed on the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).

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.

Visual Amenities

6.4 It is suggested that the most fundamentally important issue with this application is the impact of this proposal upon the landscape. It is of note that this site falls within both AONB and AGLV landscape designations and the application site is effectively on the hillside running up from the riverbank to the main road. The sensitive landscape in which the proposed site is found is of concern and the proposed structures will undoubtedly be more prominent within the landscape than the existing buildings and caravans associated with this park. Notwithstanding this, the number of new caravans is relatively limited and the siting is sensitive in that the permanent built form on site,

represented by the static caravans, are concentrated in one area. This park is well screened and on a low part of the valley side, the site is therefore not prominent within the wider landscape. Landscaping will reduce the intrusive nature of this proposal and ensure the attractive appearance of this well kept tourist facility. It is considered that the scale and nature of this proposal is such that the impact upon the visual amenities of the locality remain within acceptable limits. It is assessed that the proposal will not adversely impact upon this sensitive landscape. Although no response has thus far been received from the Conservation Manager, the previous application (DCCE2005/2119/F) received no objection.

Flooding

- 6.5 The application as originally submitted raised an objection from the Environment Agency having regard to the location of the existing static caravans within the floodplain. The application has now been amended so as to relate only to the introduction of the new row of 14 caravans. The submitted details confirm that these new structures are to be appropriately sited above the floodplain and that safe dry pedestrian access is available. The Environment Agency have confirmed the removal of their original objection subject to conditions.

Highway Issues

- 6.6 The Traffic Manager sought revisions to the previous application for this proposal (DCCE2005/2119/F) and these have been included in this current application. The existing access is considered acceptable to serve the site, subject to the closure of the secondary access gate for vehicles. It is recognised that the visibility to the north is below the appropriate standards for a road of this type, however, the curvature of the road prevents the required improvements and the location is not considered a 'blackspot'. The potential intensification of the use of this access as a result of this proposal is not considered sufficient to substantiate a refusal.

Other Issues

- 6.7 In relation to the drainage facilities available to serve the application site, following a query on this matter by English Nature further detail was requested and received relating to the drainage facilities on site. It was confirmed that the drainage provision is adequate and was confirmed as acceptable by English Nature. However for the avoidance of any doubt a condition regarding the detailed drainage design is proposed.
- 6.8 In relation to residential amenities, and specifically privacy, it is considered that the proposed units themselves have no specific residential amenity implications. The issue therefore revolves around the intensification of the use of this site resulting from these additional units. On balance it is assessed that though this site will be increased in size and capacity as a result of these new units, the overall increase in activities will remain within acceptable limits having regard to the location of the site, its relationship to neighbouring properties, and the actual increase in activities that could be directly related to these new units.

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. Prior to the introduction of the static caravans hereby approved, the existing field gate serving the application site shall be permanently closed to vehicular traffic.**

Reason: In the interests of highway safety.

- 3. G04 (Landscaping scheme (general)).**

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

- 4. G05 (Implementation of landscaping scheme (general) variation.**

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

- 5. Threshold floor levels of the caravans shall not be set less than 46.45m AOD, unless otherwise agreed in writing by the local planning authority.**

Reason: To protect the development from flood risk.

- 6. Dry pedestrian access shall be provided, in accordance with the submitted 1:2500 plan, entitled 'Proposed Layout Alterations', on land no lower than 45.85m AOD and thereafter maintained, to ensure access to the public highway.**

Reason: To provide a safe dry pedestrian access in a 1% flood event, plus climate change.

- 7. F18 (Scheme of foul drainage disposal)**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informatives:

- 1. N01 – Access for all.**
- 2. N03 – Adjoining property rights.**
- 3. N04 – Rights of way.**
- 4. HN1 – Mud on highway.**
- 5. HN2 – Public rights of way affected.**
- 6. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.**
- 7. N11B - Wildlife and Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C) Regs 1994 – Bats.**
- 8. N15 – Reason(s) for the Grant of PP/LBC/CAC.**

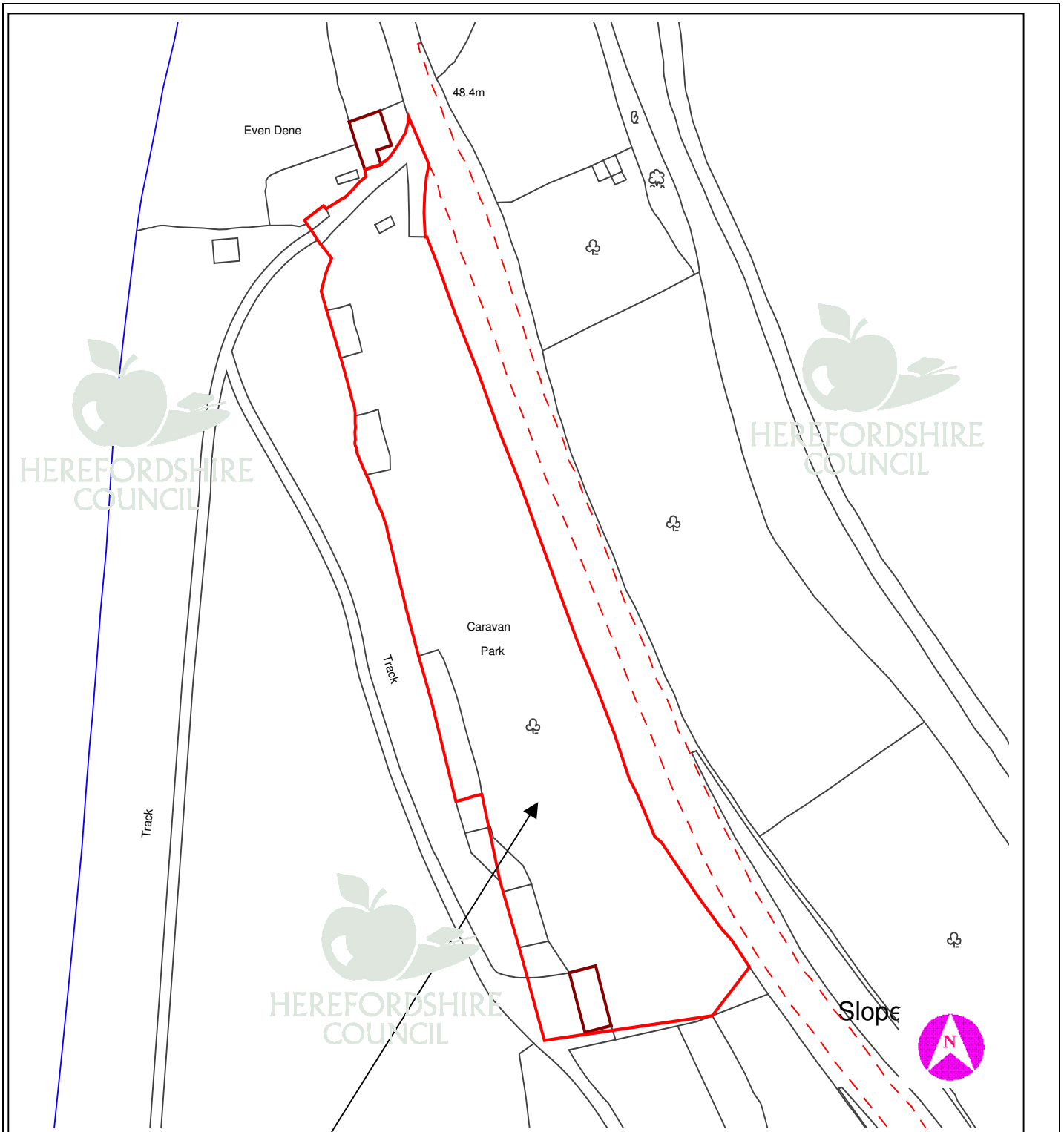
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0351/F

SCALE : 1 : 1250

SITE ADDRESS : Lucksall Caravan Park, Mordiford, Hereford, HR1 4LP

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