

Parish: South Otterington

Ward: Morton On Swale

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Committee date: 22 June 2017

Officer dealing: Miss L Chambers

Target date: 29 June 2017

17/00808/FUL

Change of land use to allow 59 pitches for touring caravans

At Otterington Caravan Park, South Otterington

For Mr G Dale

This application is referred to Planning Committee due to the scale of development.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 Otterington Caravan Park is located to the north east of the village of South Otterington, adjacent to Station Farm, which is also in the ownership of the applicant. The existing caravan site is located to the north of the farm buildings, covering an area of 22 acres and provides pitches for touring caravans and static holiday homes.
- 1.2 The landscape is relatively flat, characterised by agricultural fields bounded by hedgerows and trees. There is an existing tree belt screening the eastern boundary of the site from the east coast main line.
- 1.3 The area of land to which the application relates is to the south of the existing site and farm buildings. It is a 5 acre grassed field with hedging and trees to the southern boundary. The application site is approximately 200m north of Station Road, from which the existing access to the site is taken.
- 1.4 Permission is sought to use the land for the siting of 59 touring caravan pitches with associated roadway providing access to the pitches and landscaping both to the perimeter of the site and to form partitions between pitches.
- 1.5 Improvements have been secured as follows: the applicant has provided additional details of the non-mains drainage to be used as part of the development to overcome the need to deal with such details via condition.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 97/51352/P - Change of use of agricultural land to a site for 40 touring caravans and tents with access road; Granted 11 September 1997.
- 2.2 97/51353/P - Formation of a site for 40 place touring caravan/tent park (45 pitches) to include the construction of an amenity block with office accommodation and associated access roads; Granted 7 January 1998.
- 2.3 02/02125/FUL - Change of use of agricultural land to use as a site for 40 mobile holiday units; Granted 28 March 2003.
- 2.4 08/00243/FUL - Change of use of one holiday unit to residential accommodation for a manager; Refused 10 April 2008.
- 2.5 08/04061/FUL - Change of use of agricultural land to the siting of 26 touring caravans; Granted 13 November 2008.

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Strategy Policy CP1 – Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 – Settlement hierarchy
Core Strategy Policy CP15 – Rural Regeneration
Core Strategy Policy CP16 – Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 – Promoting high quality design
Core Strategy Policy CP21 – Safe response to natural and other forces
Development Policies DP1 – Protecting amenity
Development Policies DP4 – Access for all
Development Policies DP9 – Development outside Development Limits
Development Policies DP25 – Rural employment
Development Policies DP30 – Protecting the character and appearance of the countryside
Development Policies DP32 – General design
Good Practice Guide on Planning for Tourism – May 2006
National Planning Policy Framework – published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – expresses concern that caravans would be visible from the C10, narrowness of the C10 on the approach to South Otterington and road safety with increased caravan movements.
- 4.2 Highway Authority – No objection.
- 4.3 Environmental Health Officer – No objection.
- 4.4 Yorkshire Water – No objection subject to assessment of non-mains drainage.
- 4.5 Ramblers Association – No objection.
- 4.6 Public comments – None received.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) landscaping; (iii) highway safety; and (iv) non-mains drainage.

Principle

- 5.2 The National Planning Policy Framework (NPPF) emphasises the importance of sustainable tourism to rural economies and it is expected that most accommodation will be provided in or adjacent to existing settlements. Local Authorities are required to support schemes that comply with sustainable development objectives, taking into account the need to protect landscapes and environmentally sensitive sites.
- 5.3 Paragraph 28 of the NPPF states that “Planning Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development”. It goes on to say that support should be given to “sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not being met by existing facilities”.

- 5.4 The application site is beyond the development limits of South Otterington although is less than 1km from the village and therefore within walking distance. Policy CP4 states that proposals beyond development limits would require an exceptional case to be made in order to gain support, criterion i. allows for, amongst other things, development that meets the needs of tourism. The applicant identifies the proposal is for the purposes of tourism where patrons would expect a countryside location and would support an existing rural business considered to be sustainable.
- 5.5 South Otterington is a Secondary Village and as such offers a range of services that visitors to the site would have access to, including a public house and public transport links to the surrounding area. This would reduce the need for customers to travel solely by private car but would also allow the development to support neighbouring businesses.

Landscaping

- 5.6 The existing caravan park is well screened from the surrounding road network and east coast main line, it will be fundamental to the merits of this application to assess whether the use of an extended area of land could be accommodated within the landscape without detracting from its character. The existing farm buildings are visible from Station Road, given the proposed caravan use would include a large number of pitches and would be closer to the road there is the potential for the use to impact upon views. Concern in this regard has been raised by the Parish Council.
- 5.7 It is proposed to enhance the site boundaries with native tree and shrub planting, as well as introducing native planting in the form of internal belts within the site delineating pitches. Trees at a height of 3m are proposed, which would provide some immediate screening that would strengthen over time. The proposal is for touring caravans that are lower than static caravans elsewhere on the site and the visual impact of the lower touring caravans will be less than the static caravans.
- 5.8 A visual impact assessment has been submitted with the application, it notes that views of the proposed touring caravans would be limited due to the existing levels of screening and enhancements proposed. This reflects the situation with the existing caravan site. It is noted that small areas of trees and woodland are characteristic of the local landscape within villages and close to larger residences. As such, it is considered that the impact on the landscape be limited and therefore the proposal would be in keeping with the requirements of policies CP16 and DP30.

Highway Safety

- 5.9 The access serving the caravan park from Station Road already accommodates car and caravan traffic and would also serve the proposed 59 pitches; the Highways Authority consider the access to be suitable in terms of construction and visibility. The internal road, although a single lane, is relatively wide and well surfaced with passing places. The Highway Authority notes concern about additional traffic on Station Road, which is narrow in parts and on street parking in South Otterington and Thornton-le-Moor; however these are not considered severe and would not warrant refusal of the application.

Non-mains Drainage

- 5.10 The site is not served by the public sewerage network and as such Yorkshire Water recommend details of the non-mains proposals are suitably assessed but raise no objections. The applicant has indicated their intention to use a new septic tank to serve the proposed development in addition to the existing septic tank serving the site additional details of the proposed sewage treatment have been requested.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) 0624-2 Rev A received by Hambleton District Council on 13 June 2017 and the location plan and other details received on 10 April 2017 unless otherwise agreed in writing by the Local Planning Authority.
3. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
4. From the date of this decision the development must comply with the following requirements: (i) the caravans are occupied for the holiday purposes only; (ii) the caravans are not occupied as a person's sole, or main place of residence; and (iii) the site owner/operator maintains an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.
5. From the date of this decision and unless otherwise approved in writing by the Local Planning Authority in advance, there shall be no more than 59 touring caravans within the designated plots numbered 1 to 59 on the approved drawing (0624-2 Rev A).
6. There shall be no external illumination of the application site hereby approved without details having first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented and retained.
7. The development shall not be undertaken other than in accordance with a scheme of foul drainage to be supplied to and approved in writing by the Local Planning Authority and implemented in accordance with the approved scheme prior to the first use of development.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, 2, 4, 5, 16, 17 and 21.
3. In order to help assimilate the development within the rural landscape.

4. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and can thereby contribute to the economy without undue demands on local schools, social and health services etc., and in accordance with the objectives of the Hambleton Local Development Framework Policies CP15 and DP25.
5. To enable the Local Planning Authority to assess the impact of any different number of caravans against the policies of the Local Plan.
6. In order to protect the rural landscape in accordance with LDF Policies CP16 and DP30.
7. In order to protect the environment from the adverse effect of pollution or flooding in accordance with the LDF Policies CP21.