

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 6 April 2004

PLAN: 03	CASE NUMBER: 03/05582/FULMAJ
APPLICATION NO. 6.63.45.H.FULMAJ	GRID REF: EAST 438280 NORTH 466164
	DATE MADE VALID: 20.11.2003
	TARGET DATE: 19.02.2004
	WARD: Newby

APPLICANT: The Caravan And Camping Club

AGENT: Mason Richards Planning

PROPOSAL: Extension of existing caravan site including the siting of 26 no static caravans, formation of recreation area and dog walking area, associated landscaping and access works, and removal of 12m of hedgerow (revised scheme).

LOCATION: Land Comprising OS Field No 1700, Adjacent To The Camping And Caravan Club Site Bar Lane Roecliffe York North Yorkshire

REPORT

SITE AND PROPOSAL

The application site consists of OS Field No.1700 and is located immediately adjacent to the existing Camping and Caravan Club site on Bar Lane, Roecliffe.

The field, which is approximately 4.64 hectares in area is bound by Bar Lane to the south, the River Ure to the north, agricultural fields to the west and the existing caravan site to the east.

The field is low lying but is characterised by two distinct areas. Towards the river and eastern boundary of the site is an area characterised by ridge and furrow whilst the south western corner of the field is significantly higher than the remaining area of the site. The road frontage is marked by an existing hedgerow interspersed with mature trees. A public right of way follows the River Ure on the opposite side of the riverbank. Barn Lane Industrial Estate is located opposite the site.

The applicants intend to extend the caravan site into the field by the creation of a recreation area, proposed dog walking exercise area and the siting of 26 static caravans on the south western corner. This part of the field is elevated in relation to the remainder and is located adjacent to Bar lane itself. In order to facilitate access to the field it will be necessary to remove 12 metres of hedgerow adjacent to the existing caravan site.

The applicants also propose extensive landscape and planting works . A new vehicular egress will also be constructed to serve the south western portion of the field. The egress

would only be used as such except at the time of flooding when it will also be used for ingress as well.

MAIN ISSUES

1. Land Use.
2. Visual Impact.
3. Highway Safety.
4. Residential Amenity.
5. Flood Prevention.

RELEVANT SITE HISTORY

6.64.45.PA - Development of area of land at existing caravan site to form boat haven. Permitted 14.10.1981.

6.63.45.A.PA - Continued use of the Roecliffe Caravan Park with an extension of the permitted season from 1st March to 31st October each year. Permitted 02.04.1985.

6.63.45.D.FUL - Installation of greywater pumping station. Permitted 18.02.1999.

6.63.45.E.FUL - Erection of a replacement amenity block, extension and change of use of part of the wardens bungalow to reception and shop, relocation of two store buildings and the widening and re-alignment of the access road. Permitted 12.09.1999.

6.63.45.F.FUL - Siting of 10 no. touring pitches, 35 no. static caravans, formation of caravan rally area, relocation of children's play area with formation of associated access roads and landscaping works. Withdrawn 17.12.2001.

6.63.45.G.FUL - Siting of 10 no. touring caravan pitches, 27 no. static caravans, formation of caravan rally area and dog walking area with associated access roads and landscaping works. REFUSED 17.12.2002.

The application was refused consent for the following reasons:

1. The proposed development would by reason of its prominent siting have an adverse visual impact on the landscape character and setting of this rural riverside locality. The proposal would erode the rural landscape between Roecliffe and Boroughbridge and would as a consequence be contrary to the provisions of North Yorkshire County Structure Plan Policies R10 and E2 and Harrogate District Local Plan Policies TR4, C2, C11 and C15.
2. The proposal for static caravans is contrary to the provisions of Policy R11 of the approved North Yorkshire County Structure Plan, which contains a presumption in favour of touring caravans rather than static caravans.
3. The proposed development lies within an undefended area at risk of flooding. In the absence of appropriate flood protection or mitigation measures the scheme is contrary to the provisions of the approved Harrogate District Local Plan Policy A5.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Roecliffe

Environment Agency

Do not object to the development

British Waterways

Recommend a condition requiring full planting details

H.B.C Land Drainage

Providing the requirements of the Environment Agency are met , no objections to the scheme.

Environmental Health

No objections

Highway Authority

Comments are awaited on the revised access details

Landscape Officer

See Assessment

Yorkshire Water

No objection subject to the imposition of conditions.

Heritage Unit of NYCC

No known archaeological constraint

English Nature

English Nature have considered the proposal and have no comment to make.

North Yorkshire County Record Office

No comments received

Local Plans Policy

See Assessment

Policy Dev Unit NYCC

No comments received

Claro Internal Drainage Board

No details are given of the proposed surface water or foul drainage. Soakaways will need to be proved effective and drainage from parking areas/hardstandings need to be passed through an interceptor

Yorkshire Wildlife Trust

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 19.12.2003
PRESS NOTICE EXPIRY: 19.12.2003

REPRESENTATIONS

ROECLIFFE AND WESTWICK PARISH COUNCIL - Object to the development on the following grounds:

1. All the reasons for this Planning Application being refused last time still apply (ref:DC PARISH 02/03879/FUL ; 6.63.45.G.FUL).
2. The screening of the static caravans being proposed may have been improved, but it would be very intrusive particularly as the static caravans would be on the higher ground away from the risk of flooding
3. This whole application is a major intrusion into an agricultural area. The area in question provides an important 'buffer zone' between the present caravan site and the village of Roecliffe.
4. There are already two other caravan sites in Roecliffe and this addition would mean more people living in caravans and static caravans than residents in Roecliffe itself.
5. The level of traffic in Bar Lane would be increased.
6. Loss of open space with Industrial Development opposite.

OTHER REPRESENTATIONS - One letter received objecting to the development on the following grounds:

- i) There are three caravan sites in an around Roecliffe already , any further expansion will result in an unbalance of visitors to village residents.
- ii) The sewage system is I understand already overloaded
- iii) Increase in litter
- iv) Increase in traffic
- v) The proposed site for 26 caravans is at the top of a very steep bank. Concern regarding potential landslip and risk of dogs and children coming onto my land.

VOLUNTARY NEIGHBOUR NOTIFICATION -

No neighbouring properties notified.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- PPG21 Planning Policy Guidance 21: Tourism
- PPG23 Planning Policy Guidance 23: Planning and Pollution Control
- SPE2 North Yorkshire County Structure Plan Policy E2
- SPR10 North Yorkshire County Structure Plan Policy R10
- SPR11 North Yorkshire County Structure Plan Policy R11
- LPC02 Harrogate District Local Plan Policy C2: Landscape Character
- LPC11 Harrogate District Local Plan Policy C11: Landscaping of Development Sites
- LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt
- LPTR03 Harrogate District Local Plan Policy TR3: Camping and Caravan Development -

Safeguarded Locations

- LPTR04 Harrogate District Local Plan Policy TR4: Camping and Caravan Development - Site Characteristics
- LPA05 Harrogate District Local Plan Policy A5: Flood Risk Areas
- PPG13 Planning Policy Guidance 13: Transport

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The proposal represents the extension of the existing caravan and camping site into OS Field No.1700.

North Yorkshire County Structure Plan Policies R10 and R11 identify that holiday caravan and camping development will only be permitted where the local environment can absorb such development and that there will be a presumption in favour of touring caravans and tents rather than static caravans. Policy R10 specifically identifies that sites should be well screened particularly from roads and elevated viewpoints with preference given to well wooded areas. This advice is reflected within Harrogate District Local Plan Policy TR3 and TR4 which inter alia serves to ensure that there is no adverse impact upon the environment and visual amenity.

2. VISUAL IMPACT - It is considered that the siting of 26no. static caravans in the south west corner of the field will have a significant landscape impact. This is the highest part of the field and consequently is also the most visible. This section of the site is clearly visible from Bar Lane and views from the public footpath on the opposite side of the River Ure.

Although the applicants have reduced the number of statics, from the initial scheme, to 26. This is still considered to represent a large number of units for the area of site concerned. As a consequence there will be considerable impact on the local landscape character as a result.

The nature of static caravans makes it difficult to mitigate their impact particularly when they are arranged at high densities such as the proposed development and it is considered that this aspect of the scheme does not reflect the setting or contribute to maintaining the rural character of the immediate locality (i.e. northern side of Bar Lane). It is the rural openness of the northern side of Bar Lane that contrasts with the industrial estate to the south which helps physically separate Roelcliffe from Boroughbridge. This relationship is considered a key issue in the consideration of this scheme.

The need to avoid permanent structures in the flood plain has restricted the location of the static caravans to the raised area away from the main site resulting in a greater 'spread' of the caravan site than is ideal.

Harrogate District Local Plan Policy C2 states that development should protect existing landscape character. The proposal will inevitably change the character of this rural field in a way that is detrimental to the character of its riverside location and landscape setting. Harrogate District Local Plan Policy C11 seeks to ensure that development protects important visual links between the built form and open countryside whilst C15 seeks to ensure that outside development limits existing land uses are expected to remain for the most part undisturbed (although this policy does accept schemes compliant with TR4 would be acceptable). The proposal, even its reduced form does not respect the existing landscape character and setting and as such would be contrary to the above.

Consequently the proposal fails to meet criteria 'C' of Policy TR4 and hence North Yorkshire County Council Structure Plan Policy R10 and R11.

3. HIGHWAY SAFETY - Harrogate District Local Plan Policy TR4 identifies that any extension to an existing caravan site should have good access to the road network and should not give rise to significant problems of traffic congestion or safety. The highway authority, although not objecting to the earlier refused scheme require further information in respect of whether a one way system is required. The applicants have provided a revised plan with a separate egress away from the main entrance into the site and the comments of the highway are awaited on this aspect of the scheme.

4. RESIDENTIAL AMENITY - There are no nearby residential properties affected by this proposal.

5. FLOOD PREVENTION - The site lies within an identified area at risk of flooding from the River Ure. Whilst Members attention is drawn to the earlier application that was refused consent on part of this site under 6.63.45.G.FUL, the applicant has since amended the scheme by deleting the caravan rally area from the application. The Environment Agency have been consulted, who have been working with the developer prior to the re-submission of this scheme and have no objections to the development.

CONCLUSION - Although the applicant has amended the scheme, concern is still expressed regarding the impact of this development upon both landscape character and visual amenity of the locality in general. The site is located in an elevated location and lacks screening from public vantage points.

The proposed screen planting will in the long term obviously help towards mitigating the visual impact of the development. However, the number of static caravans on the raised area does not allow for substantial planting within the layout to break up the mass of the units and restricts the width of screen planting to 5 metres in places along the boundary with Bar Lane. There remains a landscape objection to the proposal for this site due to the difficulty in mitigating the impact of the large number of units in this elevated position detached from the current caravan site area.

It is considered that the proposal would by reason of its prominent siting adjacent to the River Ure corridor would have an adverse visual impact upon the landscape character and setting of the locality whilst reducing the rural 'buffer zone' between Roecliffe and Boroughbridge. The proposal would as a consequence fail to meet the provisions of North Yorkshire County Structure Plan policies R10, R11 and E2 together with Harrogate District Local Plan Policies TR4, C2, C11 and C15.

In the absence of any material considerations to set aside the provisions of the development plan refusal of the application is recommended.

CASE OFFICER: Mr A Hough

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development would by reason of its prominent siting have an adverse visual impact on the landscape character and setting of this rural riverside locality. The proposal would erode the rural landscape between Roecliffe and Boroughbridge and would as a consequence be contrary to the provisions of North Yorkshire County Structure Plan Policies R10 and E2 and Harrogate District Local Plan Policies TR4, C2, C11 and C15.
- 2 The proposal for static caravans is contrary to the provisions of Policy R11 of the approved North Yorkshire County Structure Plan, which contains a presumption in favour of touring caravans rather than static caravans.

