

HARROGATE BOROUGH COUNCIL

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

DATE: 6 April 2004

PLAN: 11	CASE NUMBER: 03/04021/FULMAJ
	GRID REF: EAST 433260 NORTH 452830
APPLICATION NO. 6.121.42.Y.FULMAJ	DATE MADE VALID: 22.08.2003
	TARGET DATE: 17.10.2003
	WARD: Ribston

APPLICANT: Rudding Park Ltd

AGENT: Carter Jonas

PROPOSAL: Extension to existing holiday park for siting of 20 no. additional self catering timber lodges, extension to existing access road and provision of hardstanding and parking areas.

LOCATION: Rudding Caravan Park Rudding Park Follifoot Harrogate North Yorkshire

REPORT

SITE AND PROPOSAL

This is an application to site 20no.additional self catering timber lodges on land at Rudding Caravan Park.

The application site lies within the park walls. The site has been used for caravan rally purposes for many years. There are caravans to the north, a mature tree belt to the west and the golf clubhouse to the east.

The site is identified as a major developed site in the green belt and is part of the registered park and garden.

The proposal seeks to site 20 timber lodges on the land. The lodges are "twin unit" caravans under the definition of the Caravan and Caravan Sites Act 1960.

They are for holiday use not permanent residential accommodation.

MAIN ISSUES

1. Impact on the green belt/historic park and garden

RELEVANT SITE HISTORY

Extensive site history for recreation use.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Follifoot

Garden History Society

Have not visited the site but recommend refusal in principle

Landscape Officer

Considers the proposal generally acceptable

Environmental Health

No objections

Highway Authority

Do not wish to impose conditions

Environment Agency

No objection

H.B.C Land Drainage

No comments

Local Plans Policy

See Assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 26.09.2003

PRESS NOTICE EXPIRY: 26.09.2003

REPRESENTATIONS

FOLLIFOOT PARISH COUNCIL - The Parish Council is involved in on going contact with Yorkshire water regarding the long standing and continuous complaints of sewage smells on Main Street Follifoot and would like to be assured that this application does not exacerbate the problem.

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION - None

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG2 Planning Policy Guidance 2: Green Belts

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPGB02 Harrogate District Local Plan Policy GB2: The control of development in Green Belt

LPGB07 Harrogate District Local Plan Policy GB7: Major Developed Sites in the Green Belt

LPHD07 Harrogate District Local Plan Policy HD7: World Heritage Site

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE GREEN BELT/HISTORIC PARK AND GARDEN - The application site lies within the green belt within which development is strictly controlled.

The site is also identified under policy GB7 as a major developed site in the green belt. The site has been used for many years for caravan rallies and the estate owners have carried out further planting in addition to the historic planting around Park Wood and the main tree belt to the west.

It is considered that the lodges will add a degree of permanency to development but will have no greater impact than the regular stationing of touring vans on the site. Although "openness" in greenbelt terms is not purely visual it is considered that this proposal will have no greater impact than the existing use and will not harm the visual amenities of the green belt. Criterion A and B of policy GB7 are not compromised by this proposal and it is not considered that criterion C and D are applicable in this case.

The Garden History Society have not visited the site but draw attention to the guidance in PPG15 (para 2.24) which refers to the effect on the setting of the park and garden as a material consideration. They object to the development in principle. However, it is considered that the historic layout of the park, with the woodland and tree belt to the west of Rudding House will not be compromised by this proposal and therefore there is no conflict with policy HD7A of the Local Plan.

CONCLUSION - The use of part of the rally field for timber lodges will not harm this major developed site in the green belt or affect the setting of the historic park and garden. Approval is recommended.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CI01 HOLIDAY USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CI01R PERMANENT RESIDENTIAL USE UNACCEPTABLE

