

HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

PLAN: 08	CASE NUMBER: 03/06200/COUMAJ
APPLICATION NO. 6.83.56.B.COUMAJ	GRID REF: EAST 433900 NORTH 460120
	DATE MADE VALID: 24.12.2003
	TARGET DATE: 24.03.2004
	WARD: Claro

APPLICANT: Mr And Mrs P Richardson

AGENT: Edwardson Associates

PROPOSAL: Change of use of land adjacent to existing caravan park to permit the siting of static caravans on land associated with the existing fishing lake at Kingfisher Caravan Park.

LOCATION: Farmire Trout Fishery, Farmire House Stang Lane Farnham
Knaresborough North Yorkshire

REPORT

SITE AND PROPOSAL

Existing static caravan park accessed off Low Moor Lane. The fishing lake lies adjacent to the caravan site with its own access from Stang Lane and separated from the caravan park by landscaped mounds. Mature trees and shrubs screen the site from Stang Lane and there is a managers house on the fishing lake site. There are houses fronting Low Moor Lane and Stang Lane, commercial premises and fields to the south. A public right of way runs adjacent to the eastern boundary of the site.

It is proposed to extend the caravan park around the fishing lake to provide an extra 79 caravans grouped around the lake. Access would be via the existing caravan park with the access off Stang Lane being closed for general use (management/deliveries only).

The fishing lake is a Site Important for Nature Conservation (SINC). There is an extant planning permission for the infilling of the pond with waste. Part of the pond has already been backfilled.

MAIN ISSUES

- 1 Policy
- 2 Impact on SINC
- 3 Access and Traffic

RELEVANT SITE HISTORY

82/1584/FU - 6 trout rearing lakes for rearing stock fish for existing five acre lake. PER
02.09.1982.

78/20060/CMA - Experimental backfilling and restoration of the water filled lagoon and
surrounding land using general waste (domestic, commercial and industrial) FINAL
14.04.1978

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scotton

H.B.C Land Drainage

No objections.

Countryside Officer

No objections subject to conditions for full ecological survey and wildlife management plan.

Policy Dev Unit NYCC

No comments received

Environment Agency

No objections recommend drainage conditions.

Environmental Health

Comments on drainage. Site within 250m of landfill site - recommend landfill gas protection
measures.

Highway Authority

Recommend application be granted subject to conditions on visibility splay and to protect
public-right-of-way.

Yorkshire Water

No objection subject to drainage conditions.

Economic Development Officer

Supports the proposal.

Landscape Officer

Landscaping scheme required.

Local Plans Policy

Comments provided.

Police Architectural Liaison Officer

No comments received

Claro Internal Drainage Board

Recommend tests carried out to test efficiency of soakaways.

FARNHAM PARISH MEETING

Farnham

Conservation and Design Section

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 06.02.2004

PRESS NOTICE EXPIRY: 06.02.2004

REPRESENTATIONS

SCOTTON PARISH COUNCIL - Has "no objections to either the visual impact or the increase in amenity value of this additional leisure facility but is concerned about any increase in traffic that may arise from the large number of caravans envisaged".

FARNHAM PARISH COUNCIL - Does not object but are concerned over the number of caravans proposed and the impact on the drainage system and local highway network. They are also concerned over any continued usage of the Stang lane access.

OTHER REPRESENTATIONS -

2 letters received objecting to the proposal. The grounds of objection are that the application was not adequately advertised (Officer note - two site notices were posted in accordance with standard procedure), increased traffic on Stang Lane, request traffic impact assessment, access from Stang Lane be closed, concern over impact on SINC, request that full ecological survey be carried out, is drainage adequate?, other areas more suitable, increased litter.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- PPG9 Nature Conservation
- PPG21 Planning Policy Guidance 21: Tourism
- SPR10 North Yorkshire County Structure Plan Policy R10
- SPR11 North Yorkshire County Structure Plan Policy R11
- LPHD13 Harrogate District Local Plan Policy HD13: Trees and Woodlands
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPA05 Harrogate District Local Plan Policy A5: Flood Risk Areas
- LPT03 Harrogate District Local Plan Policy T3: Traffic Management
- LPT04 Harrogate District Local Plan Policy T4: Traffic Calming
- LPT01 Harrogate District Local Plan Policy T1: The Highway Network
- LPNC03 Harrogate District Local Plan Policy NC3: Local Wildlife Sites
- LPNC05 Harrogate District Local Plan Policy NC5: Impact mitigation on nature conservation interest

ASSESSMENT OF MAIN ISSUES

1 POLICY/PRINCIPLE - Policy TR3 permits extensions to existing caravan sites so long as there is no adverse impact on sites of nature conservation interest. The fishing lake is a SINC however negotiations with the applicant have ensured that the most sensitive parts of the SINC are not developed and wildlife not unduly affected. The application therefore complies with this policy.

Policy TR4 permits extensions to caravan sites where the proposal relates well to the areas where informal countryside recreation can take place, and be acceptable in terms of services, traffic and access effect of residential amenity, the environment and visual amenity. The proposal is for an extension to an existing site in an area of informal countryside recreation. There are no highway objections and the proposed drainage is satisfactory. The site is well screened and the nearest dwelling lies at least 90m away from the nearest caravan with existing planting in between. The proposal therefore complies with this policy.

2 IMPACT ON SINC - The application site is a SINC, however the areas around the lake margins have been backfilled as per the extant planning permission. This has had an impact on the site's nature conservation value. The Council's Rural Strategy Officer and the agents have agreed a layout which avoids the more ecologically sensitive areas of the site and concentrates the development on the backfilled areas. A survey has been carried out by the Yorkshire Wildlife Trust on amphibians confirming that there is no evidence of the habitat being used by Great Crested Newts. Subject to conditions covering a full ecological survey and the production of a wildlife management plan, the proposed scheme is not considered to have an adverse impact on the SINC and therefore complies with Policy NC3.

3 ACCESS AND TRAFFIC - Access to the proposed caravans would be via the existing caravan park. There is no intention of allowing public access to the site via the fishery access and this will be closed off and only used for maintenance requirements. A condition is proposed to ensure that this is the case. County Highways have raised no objection to the proposal and recommend conditions to improve the visibility splay at the access. It is therefore not considered that there will be any detrimental impact on the highway network from the proposal.

CONCLUSION - The application is for an extension to an existing caravan park onto land around a fishing lake. The proposal would not have any adverse impact on the SINC, nor does it raise any highway or other objections. As it is an extension to an existing site, it is recommended for approval with conditions.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years

- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.03.2004
- 3 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 120m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 A plan is attached showing the route of a public right of way adjacent to the site of the proposed development. No works shall take place which will create any obstruction (either temporary or permanent) to this public right of way. If the applicant requires further information please contact the Rights of Way Officer at the Skipton Area Office, Croft House, Carleton Road, Skipton.
- 5 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 6 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 7 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 8 Prior to the commencement of the development hereby approved, a scheme to deal with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of landfill gas migration and the measures to be taken to avoid risk to the public when and after the site is development. The caravan site shall not be occupied until the measures approved in the scheme have been implemented.
- 9 Prior to the commencement of development a full ecological survey (including botanical and ecological data) shall be carried out on the site and the results made available to the North Yorkshire SINC Panel for assessment. Thereafter (and still prior to commencement of the development hereby approved) a Wildlife Management Plan for the site shall be produced and approved in writing by the Council. Once approved the plan shall be carried out in strict accordance with the details agreed unless otherwise approved in writing by the Local Planning Authority.
- 10 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 11 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HW10R ROAD SAFETY REQUIREMENTS
- 4 HW32R TO PROTECT THE RIGHT OF WAY
- 5 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 6 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 7 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 8 To provide a safe environment for the users of the development.
- 9 The site is a SINC and it is important to record the existing nature conservation value prior to any development on the site and thereafter to maintain the nature conservation importance of the site.
- 10 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 11 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

