

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 3 August 2004

PLAN: 01	CASE NUMBER: 04/02474/FUL
APPLICATION NO. 6.500.133.C.FUL	GRID REF: EAST 436300 NORTH 455800
	DATE MADE VALID: 14.05.2004
	TARGET DATE: 09.07.2004
	WARD: Falls Within 2 Or More

APPLICANT: Lido Leisure Parks Ltd

AGENT: Edwards Associates

PROPOSAL: Change of use of part of area approved for touring caravans to permit the siting of 21no. static caravans and formation of associated access track.

LOCATION: The Lido Caravan Park Wetherby Road Knaresborough North Yorkshire HG5 8LR

REPORT

INTRODUCTION

The decision of the Committee to refuse the application was held over under the Special Procedures for consultation with the Cabinet Member (Planning) and the Solicitor to the Council.

Members were minded to refuse the application for the following reasons:

The proposed development would be unduly prominent and consequently detrimental of the surrounding area and therefore would conflict with HDLP Policy TR4 and that as the field lies outside the development limits of the built up area of Knaresborough, the development for 21 static caravans would detract from the visual amenities of the area contrary to policy TR4.

Cabinet Member (Planning) comments: If Members continue to refuse this application they must find policy objections that will stand up at an appeal inquiry as it may well be that an appeal will be lodged. Members should take into account officer's views on the policies suggested so far and look

Solicitor to the Council comments will be reported at the meeting.

SITE AND PROPOSAL

The application site is located within the existing Lido caravan site, situated between Wetherby Road and the southern by-pass, Knaresborough. The field the subject of this application has an existing consent to be used as a touring field (planning application

6.500.133.A.FUL -granted consent on 15.10.1999 and subject to a S106 Agreement restricting the use to touring vans only).

The applicant proposes to change the use of part of the field to allow the siting of 21 static caravans. An existing well established mature hedgerow is located to the immediate north and east of the site, beyond which is a Public Right of Way.

To further mitigate the impact of the development, the applicant intends to provide further planting by the provision of two copses of trees to supplement the existing hedgerows to the east and west of the site. Both planting areas will decrease the area available for touring vans. The fields immediately to the north and east of the site are already utilised by static caravans. Land to the west is within agricultural use.

MAIN ISSUES

1. Land Use
2. Visual Impact
3. Flood Risk

RELEVANT SITE HISTORY

6.500.133.PA - Siting of 150 static caravans REFUSED 21.12.1993 APPEAL DISMISSED 12.08.1994

This application inter alia proposed the siting of 90 static caravans on OS Field 2153 (site B). A copy of the decision notice and Inspectors decision notice is attached at APPENDIX 1.

6.500.133.A.FUL - Change of use of land to rationalise existing layout removing high profile areas from the existing approval in favour of less prominent areas PERMITTED subject to a S106 Agreement 15.10.1999

6.500.133.B.COU - Change of Use of land from approval of touring caravans to permit the siting of timber chalets and static caravans REFUSED 24.03.2003 (75 units on the whole of the filed the subject of the current application).

CONSULTATIONS/NOTIFICATIONS

KNARESBOROUGH TOWN COUNCIL

Knareborough

The British Horse Society

No reply received

Environment Agency

No objection to the content of the Flood Risk Assessment

PLOMPTON PARISH COUNCIL

Plompton

Environmental Health

No objection

Chief Engineer (H and T)

Recommend the imposition of a condition to secure cycle storage

Landscape Officer

See Assessment

Ramblers Association

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 18.06.2004

PRESS NOTICE EXPIRY: 18.06.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Object to the development on the following grounds:-

On grounds that this is not suitable as a residential area and would turn The Lido from a tourist facility to a residential estate, and result in the loss of visual amenity on this prominent site.

PLOMPTON PARISH COUNCIL - Do not object but have the following comments to make:-

The Parish Council has no objection to the proposal, providing there is sufficient screening around the new development.

OTHER REPRESENTATIONS - No other representations received.

VOLUNTARY NEIGHBOUR NOTIFICATION - No properties notified.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG13 Planning Policy Guidance 13: Transport

PPG21 Planning Policy Guidance 21: Tourism

LPTR03 Harrogate District Local Plan (2001, as altered 2004) Policy TR3: Camping and Caravan Development - Safeguarded Locations

LPTR04 Harrogate District Local Plan (2001, as altered 2004) Policy TR4: Camping and Caravan Development - Site Characteristics

LPC11 Harrogate District Local Plan (2001, as altered 2004) Policy C11: Landscaping of Development Sites

LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2: Landscape Character

LPA05 Harrogate District Local Plan (2001, as altered 2004) Policy A5: Flood Risk Areas
LPR11 Harrogate District Local Plan (2001, as altered 2004) Policy R11: Rights of Way
PPG25 Planning Policy Guidance 25: Development and flood risk

ASSESSMENT OF MAIN ISSUES

1. LAND USE - In consideration of this application members attention is drawn to the planning history relating to the site. In 1993 an application for 150 static vans (90 vans on OS Field 2153 for which this site forms part of) was refused consent and subsequently dismissed at appeal. A later application for the whole of the Lido caravan site sought to rationalise the existing layout by removing high profile areas from existing approvals in favour of less prominent sites (6.500.133.A.FUL). The field the subject of this application has consent to be used for touring vans under 6.500.133.A.FUL and is restricted to that use by a S106 Legal agreement. The site clearly forms part of the existing Lido site.

Harrogate District Local Plan Policy TR3 and TR4 are permissive towards the extension and upgrading of existing sites but identifies that inter alia sites should not have an adverse impact upon the visual amenity or character of the countryside. This advice is reflected within County Structure Plan Policies R10 and R11 (the latter identifying a presumption in favour of touring van sites rather than statics where the provisions of R10 can be met). The visual impact of the proposal is therefore considered to represent the key issue in the determination of this application.

As the site forms part of the existing caravan site it is considered that the remaining criteria of Policy TR4 have already been met (i.e recreational opportunities, Services, Traffic and Access and Site Utilisation).

2. VISUAL IMPACT - The change of use of part of the touring field to Static Caravans would result in the potential for an all year-round impact rather than the more seasonal impact of the current touring consent (the seasonal impact of the touring vans would of course still remain).

In consideration of this application, members attention is drawn to the earlier scheme that was dismissed at appeal. This scheme differs from that earlier application in that only part of the field is proposed for siting of the statics and this has also resulting in a corresponding reduction of units from 90 to 21. The part of the field forming this application is the least prominent in the landscape.

The field the subject of this application falls in a southerly direction with the statics sited on the lower section of the site and hence not seen upon the horizon. The statics would be screened to some extent by existing hedgerow and additional planting which in turn would further reduce the available area for touring vans and hence reduce visual impact. The revised touring layout would as a consequence of this scheme reduce the need to provide service roads crossing the land (and crest of the hill in an obtrusive manner).

The Council's Landscape Officer has been consulted regarding the development and comments that the site is well screened from the south and east by existing topography. The only views of the site are from housing to the eastern edge of Knaresborough. These sensitive locations are heavily filtered by existing planting but may be more open in winter months when the statics would be present. This impact could however be further mitigated against by additional planting within the hedgerow to the north of the site. In addition the

applicants suggest that the colour of the units could be controlled and on this basis and subject to additional screen planting the landscape officer would not object to the scheme.

An existing Public Right of Way crosses the Lido caravan site and is located to the immediate north of the application site. Clearly users of the footpath would be aware of the static caravans, however this would not have a damaging impact upon the enjoyment or character of the right of way, given its existing route through the site. The development would not be contrary to HDLP Policy R11.

3. FLOOD RISK - The Environment Agency have requested a Flood Risk Assessment (FRA) to ensure that there is no adverse impact from surface water drainage and sheet run off. The FRA has now been provided and the Environment Agency have no objection to the scheme subject to the imposition of a condition to ensure soakaways are effective for the disposal of surface water.

CONCLUSION - The site forms part of the existing caravan site. The existing use as a touring site will undoubtedly have a visual impact upon the rural character of the locality. This impact will clearly remain with both static and touring use of the site.

Whilst earlier applications have been refused for statics and chalets on this site, these formed much larger development proposals. This application is situated on the least prominent part of the site and is supplemented by additional planting and corresponding reduction in area available for touring pitches. The site for touring pitches will be rationalised with a reduction in hard surfacing.

The landscape officer considers that subject to further mitigation measures such as further supplementary planting within the hedgerow to the north of the site and control regarding the colouration of the units then the scheme would be acceptable given the current permission.

In the absence of a landscape objection to the scheme, the development is considered to be in accordance with the provisions of HDLP Policy TR3 and TR4. Although Structure Plan Policy R11 identifies a presumption in favour of touring sites rather than statics, but this would not rule out the provision of static caravans in appropriate circumstances. In this respect it should also be noted that the development would still retain a large area available for touring use on the field itself.

In the absence of any material considerations to set aside the provision of the development plan, approval of the application is on balance recommended.

CASE OFFICER: Mr A Hough

RECOMMENDATION

That the application be DEFERRED for the following reason(s):-

0 Variation of the existing S106 Agreement under 6.500.133.A.PA to allow the siting of

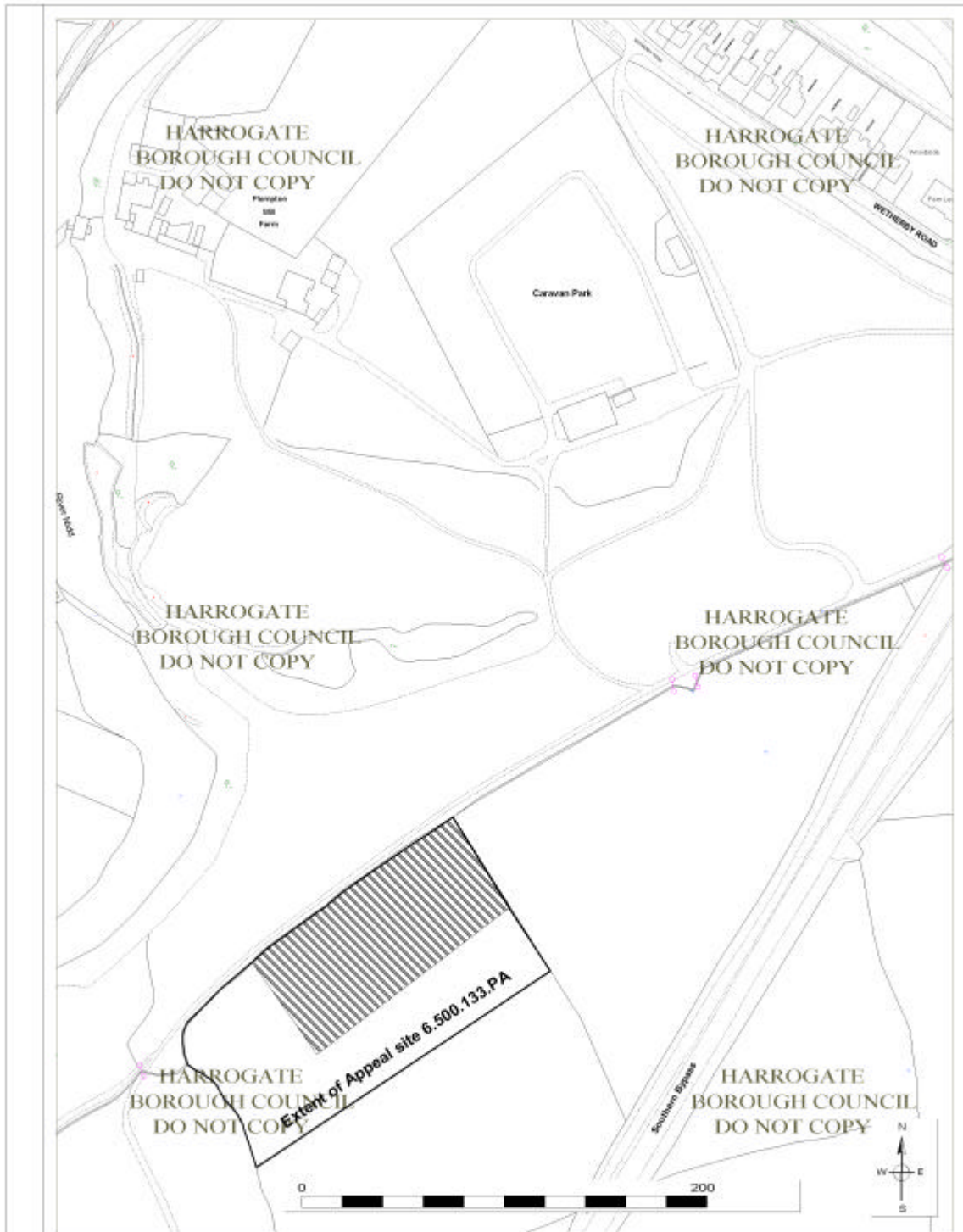
static caravans on the application site.

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 CK02 DEVELOPMENT RESTRICTION - CARAVANS
- 6 Prior to the commencement of the development hereby approved, a scheme specifying the colouration of the caravans shall be submitted for the written approval of the Local Planning Authority. Thereafter the approved scheme shall be implemented and retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 7 Prior to the commencement of the development hereby approved facilities for the provision of secure storage of cycles shall be submitted for the written approval of the Local Planning Authority. Thereafter the approved details shall be implemented and retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 8 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CK02R VISUAL AMENITY
- 6 In the interests of visual amenity.
- 7 In order to encourage the use of alternative means of transport in accordance with advice contained within PPG13 (Transport).
- 8 CB09R POLLUTION PREVENTION



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Area 2 DC Committee

03/08/2004

App No.: 6.500.133.C.FUL

Case No.: 04/02474/FUL

Scale: 1:2500 (at A4 size)

Item No.: 1

Drawn by: JB

Site Area.: 0.67 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.