

HARROGATE BOROUGH COUNCIL

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

DATE: 3 August 2004

PLAN: 07	CASE NUMBER:	04/02612/DVCMAJ
APPLICATION NO. 6.121.42.AA.DVCMAJ	GRID REF: EAST	433260 NORTH 452830
20.05.2004	DATE MADE VALID:	
	TARGET DATE:	19.08.2004
	WARD:	Ribston

APPLICANT: Rudding Park Ltd

AGENT: Carter Jonas

PROPOSAL: Variation of Condition No.2 of Permission No. 6.121.42.Y.FULMAJ to allow occupancy of the chalets by the same occupants for the period of the open season, to and including 1 March and 31 January each year.

LOCATION: Rudding Caravan Park Rudding Park Follifoot Harrogate North Yorkshire

REPORT

SITE AND PROPOSAL

This is an application to vary condition 2 of the planning permission for an additional 20no. timber lodges at Rudding Park granted on 6 April 2004.

The condition stated that:-

The proposed unit(s) shall not be used for any purpose other than holiday accommodation and shall not be occupied for periods exceeding one calendar month at a time by the same occupant and shall not be used as permanent residential accommodation.

The applicants seek an amendment of the condition to allow occupancy of the lodges by the same occupants for the period of the open season to and including 1 March to 31 January the following year. This would be consistent with the consent granted in 1995 for the rest of the site.

The current site licence granted in 1992 under the provisions of the Caravan Sites and Control of Development Act 1960 states that *the use of caravans on the site is restricted solely for holiday and recreational purposes and there shall be no permanent occupation of such units.*

The applicants agent has confirmed that the occupiers of the holiday accommodation all have residential addresses elsewhere.

MAIN ISSUES

1. Impact on the Green Belt/Historic Park and Garden

RELEVANT SITE HISTORY

6.121.42.S.PA - Variation of Condition to allow for extension of open season from 1 March to 31 January: Approved 20.6.95

6.121.42.Y.FUL - Extension of existing holiday park for 20no. timber lodges: Approved 6.4.04

CONSULTATIONS/NOTIFICATIONS

Parish Council

Follifoot

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 25.06.2004

PRESS NOTICE EXPIRY: 25.06.2004

REPRESENTATIONS

FOLLIFOOT PARISH COUNCIL - No objections.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPGB02 Harrogate District Local Plan (2001, as altered 2004) Policy GB2: The control of development in Green Belt

LPGB07 Harrogate District Local Plan (2001, as altered 2004) Policy GB7: Major Developed Sites in the Green Belt

PPG2 Planning Policy Guidance 2: Green Belts

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

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

ASSESSMENT

1. IMPACT ON THE GREEN BELT/HISTORIC PARK AND GARDEN - Planning permission was granted in April this year for an additional 20 timber lodges on this established site.

The principle of development has therefore been established and a full assessment of the

impact on the green belt and the historic park and garden was considered in that application.

The issue therefore is whether or not it makes any difference if these specific lodges are occupied for more than one month. It is concluded in pure land use terms (given that the lodges remain on site permanently) it makes no difference whether or not the lodges are occupied by any person for a long holiday or several persons for short holidays.

CONCLUSION - Approval of the application would be consistent with the rest of the site and the 1995 planning permission. It is considered appropriate to vary the condition and delete the reference to limiting occupancy to one month.

CASE OFFICER: Mr R N Watson

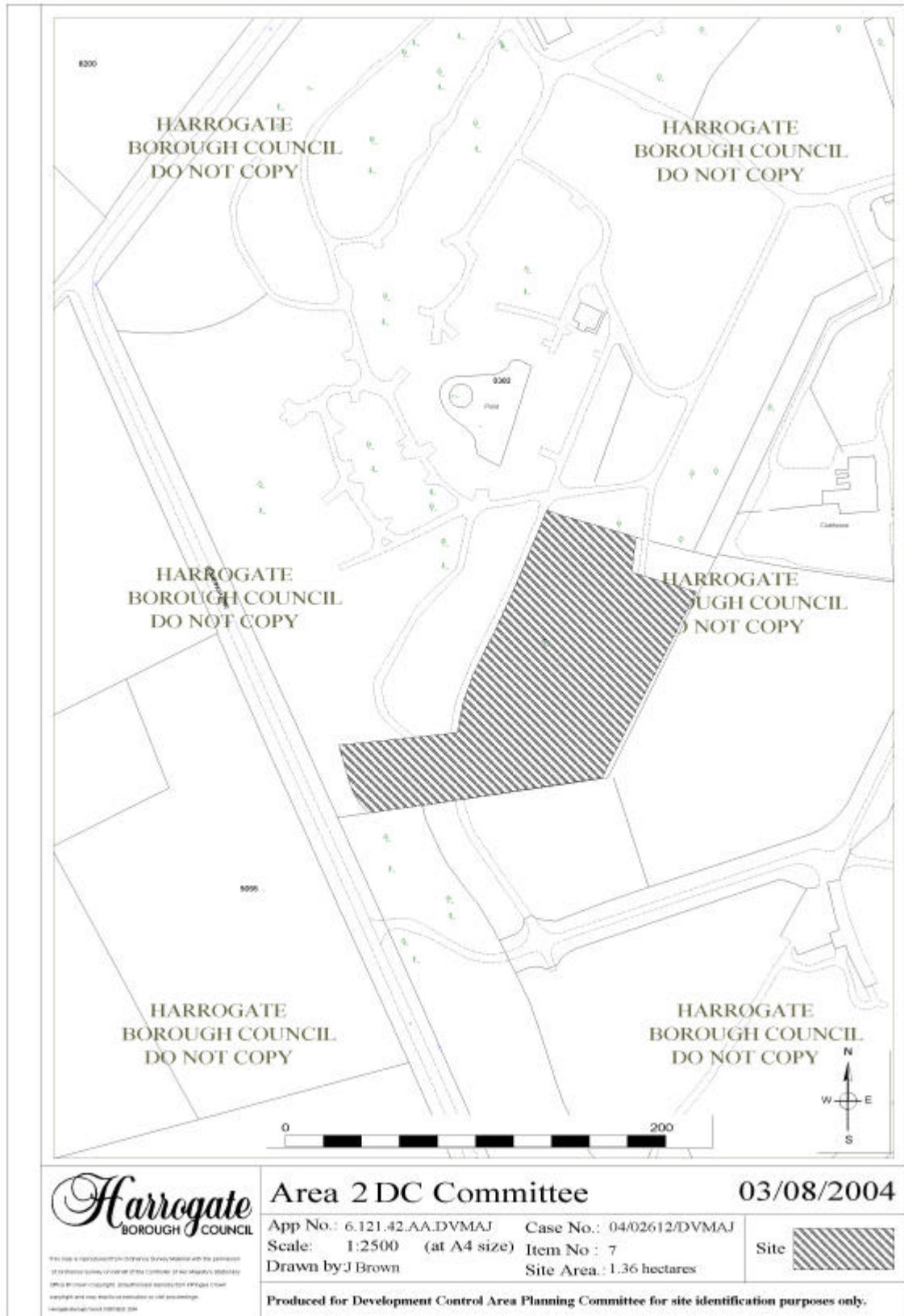
RECOMMENDATION

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

- 1 The proposed units shall not be used for any purpose other than holiday accommodation and shall not be used for permanent residential accommodation.

Reasons for Conditions:-

- 1 The provision of permanent residential units would be unacceptable in this location.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

03/08/2004

App No.: 6.121.42.AA.DVMAJ

Case No.: 04/02612/DVMAJ

Scale: 1:2500 (at A4 size)

Item No : 7

Drawn by: J Brown

Site Area : 1.36 hectares

Site



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