

APPLICATION NO	PA/2008/1150
APPLICANT	Ms L Anderson-Smith
DEVELOPMENT	Planning permission for a change of use to site 15 touring caravan pitches with associated access road, erection of a single-storey toilet/shower block and creation of a nature pond
LOCATION	Land at The Grange, Brigg Road, Howsham
PARISH	CADNEY
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Cadney-cum-Howsham Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policies E6 (Sustainable Tourism) and E7 (Rural Economy) apply.</p> <p>North Lincolnshire Local Plan: The site is situated in the open countryside where policy RD2 applies which sets out the criteria where development may be permitted.</p> <p>Policy R13 (Tourism) states that development proposals for tourism uses will be permitted where they:</p> <ul style="list-style-type: none"> (i) reinforce existing or provide new visitor facilities at a locally appropriate scale; (ii) have due regard to protecting the area's natural and heritage assets and the amenities of local communities; (iii) provide for visitor enjoyment of the countryside. <p>Policy R12 (New Caravan and Camping Facilities) states that such development may be permitted where:</p> <ul style="list-style-type: none"> (i) the development is closely associated with existing or proposed recreational and tourist attractions and is of an appropriate scale having regard to the size and type of attraction with which it is associated;

- (ii) the site can be suitably screened by existing land forms and/or the provision of a scheme of landscaping;
- (iii) the provision of any built development is restricted to those essential facilities which are required to service the site.

Policy DS1 provides general design guidance for all new developments.

CONSULTATIONS

Highways: No objections subject to conditions.

Environment Agency: No objections.

East Midlands Airport: No objections.

PARISH COUNCIL

Object on the following grounds, together with some other issues not relevant to this application:

- dangerous vehicular access on a fast stretch of road
- waste disposal problem

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Six letters have been received in which, in addition to those already mentioned by the parish council, the following issues have been raised:

- no restriction on length of stay
- no indication of waste collection or recycling facilities
- problem with surface water disposal and use of soakaways
- problem with sewage disposal

ASSESSMENT

This application relates to 2.34 hectares of open agricultural land adjacent to The Grange and north-east of Brigg Road. It is proposed to change the use of the land to site 15 touring caravan pitches with associated access road, erection of a single-storey toilet/shower block and a nature pond. The Grange already operates as a commercial property, having restaurant facilities within the main building and wooden cabins to the rear offering tourist accommodation.

The proposed caravan pitches would be located in the north-east corner of the site adjacent to the existing holiday accommodation and would be screened from

Brigg Road by a line of stock fencing with leylandii/oak and lime tree interplanting. A gateway would be created on the southern boundary of The Grange near the main house to provide pedestrian access to the caravan site. There is an existing agricultural access to the application site from Brigg Road which would be improved to provide greater visibility for vehicular traffic. To the south of the internal access road a pond would be created which would add to the tourist attraction with the excavated spoil being used within the banked areas surrounding it.

The main issues which need to be addressed are whether the proposal complies with planning policy and is in keeping with its open countryside setting, and whether it would have a detrimental impact on highway safety.

The formation of a new vehicular access onto Brigg Road has been mentioned by the parish council and other objectors as a major concern. However, Highways have not identified this as an issue and providing there is a limit set to the number of caravans using the site and the access is constructed to their satisfaction and standard they have no objections.

It has been suggested that conditions be imposed on any permission granted relating to the length of stay, because it is proposed as a touring caravan site, and requiring an area for waste disposal facilities to be defined. This is agreed.

There has been no objection from the drainage authority regarding foul or surface water disposal and the council's drainage engineer is not aware of any local flooding issue. In addition the Environment Agency have raised no objection.

The landscaping scheme is substantial and should help to enhance the development and integrate it into its open countryside setting without any visual harm to this rural environment.

The council's tourism officer points out how important tourism is to the local economy and that there is a shortage of quality accommodation, caravan sites and self-catering facilities in the area to satisfy visitors' overnight stays. The tourism strategy highlights the growing need for quality places for visitors to stay overnight as is proposed and hence supports the application.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

No more than 15 touring caravans shall be permitted on the site at any one time without the prior consent of the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

3.

The proposed site shall not be brought into use until the vehicle access to it has been constructed in accordance with details to be submitted in writing and approved by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

No pitch on the site shall be occupied until the vehicular access to the site, the internal infrastructure and the vehicle parking facilities have been completed in accordance with details to be submitted in writing and approved by the local planning authority. Once completed all of these facilities shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.

No development shall take place until a landscape and biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of locally native trees, shrubs and mixed hedgerows to be planted and maintained;

- (b) details of aftercare and maintenance for planted trees, shrubs and hedgerows and for hedgerows to be retained along the highway;
- (c) details for the construction, planting and maintenance of the nature pond shown on submitted drawing number GRANGE/02.B;
- (d) details of bat roosting features and nest boxes to be installed in the grounds or proposed buildings;
- (e) persons responsible for:
 - (i) compliance with planning conditions relating to nature conservation;
 - (ii) implementation of sensitive working practices during construction;
 - (iii) implementation of the management plan.

The management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority.

Reason

To provide landscaping and protect features of recognised nature conservation importance in accordance with policies DS1, LC5, LC6, LC7 and LC12 of the North Lincolnshire Local Plan.

6.

No development shall take place until a suitable area for the storage and collection of waste has been submitted to and approved in writing by the local planning authority.

Reason

In the interests of visual amenity and to protect this area of open countryside.

7.

The use of the site shall be for short-term holiday lets only and no caravan shall be occupied on the site for more than 28 consecutive days in any 12 month period.

Reason

The site is for holiday lettings only and is inappropriate for permanent residential development being within the open countryside (Policy ST2 of the North Lincolnshire Local Plan).

8.

There shall be no occupation of any caravan on the application site between 1 December and 31 January.

Reason

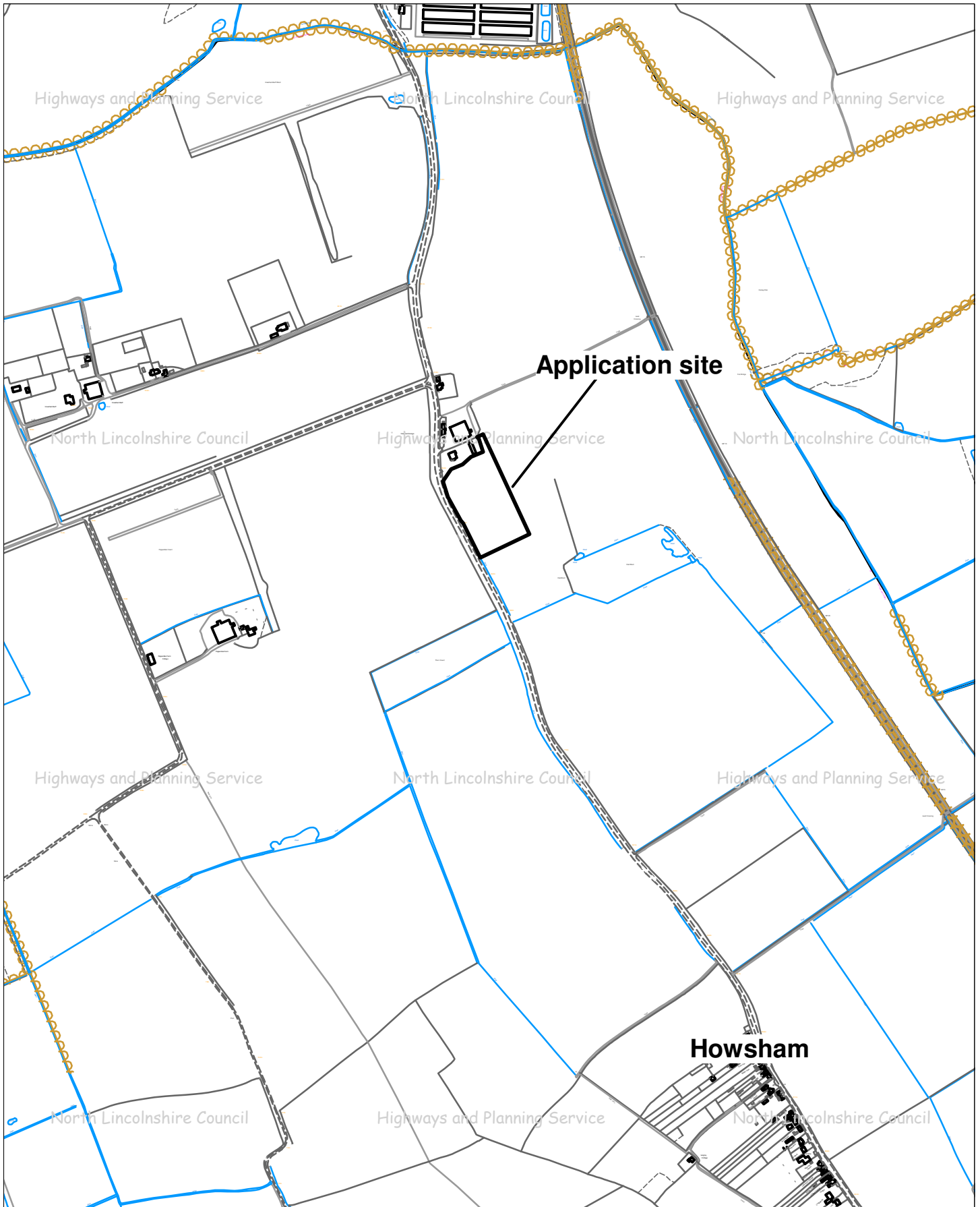
The site is for holiday lettings only and is inappropriate for permanent residential development, being within the open countryside (policy ST2 of the North Lincolnshire Local Plan).

9.

No development shall take place until a copy document is provided to the local planning authority indicating how a record of caravans staying on the site and periods of time they remain is to be kept. This document shall be kept up-to-date at all times and made available to appropriate officers on request.

Reason

The site is for holiday lettings only and is inappropriate for permanent residential development, being within the open countryside (policy ST2 of the North Lincolnshire Local Plan).



Application site

Howsham

Drawing Title: 2008/1150

OS Grid Ref: TA03840570

Drawn by: KC

Scale: 1:10000

Date: 17/11/2008



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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

Service Director,
G Pople

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