

APPLICATION NO PA/2012/1036

APPLICANT Mr J Keedy, 7 Lakes Country Park

DEVELOPMENT Planning permission to change the use of part of the existing touring site to a static caravan park

LOCATION 7 Lakes Country Park, Wharf Road, Ealand, Crowle

PARISH CROWLE

WARD Axholme North

CASE OFFICER Mark Simmonds

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 18 – the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths.

Paragraph 19 – the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 28 – planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Paragraph 100 – inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general guidance in relation to all new development.

Policy RD2 (Development in the Open Countryside)

Policy R12 states that new caravan and camping facilities will be granted provided the development is of an appropriate scale and is associated with recreation and tourism attractions, is suitably screened and buildings are limited to essential facilities.

Policies DS14 and DS16 apply.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS19 (Flood Risk)

CONSULTATIONS

Environmental Protection Team: No comments.

Historic Environment Record: Does not adversely affect any heritage assets.

Shire Group of IDBs: The planning authority must be satisfied that the surface water run-off system will work.

Environment Agency: No objection.

TOWN COUNCIL

No observations.

PUBLICITY

A site notice has been posted and neighbouring properties have been notified. An objection has been received raising the following issues:

- The site is grossly over-developed in respect of static caravans, it is now bigger than the village of Ealand in terms of population.
- The infrastructure in terms of drainage is inadequate, a full independent drainage report is required.
- The vehicle parking figures are misleading, a full independent traffic assessment is necessary.
- The trees on site will influence the development, a full BS5837 is required.
- There will be no additional jobs, the park is laying people off.
- The site is in a flood zone 3, mobile homes are very vulnerable.

Letters of support from local businesses such as the pub/shop/plumber were submitted with the application.

ASSESSMENT

This application seeks planning permission for the change of use of land from a touring park to static caravans. The plans indicate static pitches and hard surfacing with additional landscaping to complement the existing.

The key issues in the determination of this application are the principle of the use in this area, whether the associated facilities justify the development, the visual impact upon the area and whether any other issues would warrant withholding planning permission.

This site has had several recent planning applications, the key ones being:

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| PA/2006/1532 | Planning permission to change the use of part of an existing touring park to a static holiday caravan park. |
| PA/2008/0424 | Planning permission to provide (and retain an existing number of) verandas and decking adjacent to existing static caravans. |
| PA/2008/1067 | Planning permission to construct replacement pontoons incorporating bank erosion structures and boardwalk (re-submission of application no. PA/2008/0474). |
| PA/2010/0760 | Planning permission to vary condition 8 of planning permission PA/2006/1532 dated 07/12/2006 to read 'The site shall not be used as a caravan site between 31st October and 1st March in the succeeding year'. |
| PA/2011/1062 | Application to vary condition 8 of planning permission 2/588/84 (to prevent the site being used as a caravan site between 2nd January and 1st March in any year). |

Seven Lakes Country Park is a significant tourist destination with a large number of caravan pitches and extensive sport and recreation facilities.

The agent has stated in their supporting statement that this development represents 2% of the whole site and will increase the number of static caravans on the site by 7%, in effect replacing 54 touring caravan pitches with 36 static caravans. Furthermore the land has been used for touring caravans and is not additional to the overall landholding of Seven Lakes.

It is considered that the proposals for additional static pitches are justified by the level of sporting and recreation facilities on site.

With regard to visual impact, the area already has a large number of caravans and the plans indicate additional landscaping to help soften any impact. It is considered that the additional visual impact would not be significant.

The road network is considered capable of absorbing the traffic generated, which in any case is unlikely to be significantly greater than that at present as the land could be used by touring caravans.

The applicant states that there would be no overall increase in traffic to the site. In any case, with such a large site with adequate parking across the site, this is not an issue that presents any problems.

Drainage and sewerage can be dealt with by condition. There is no evidence that these proposals would have an adverse impact upon the infrastructure of Crowle or Ealand.

The Environment Agency and the Drainage Board have been consulted and raise no objection.

On balance the proposals are considered acceptable and it is recommended that planning permission be granted subject to conditions.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 01 and 02.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The design of the development shall incorporate all the mitigation measures identified in the agreed Flood Risk Assessment and Emergency Evacuation Plan received on 28 August 2012.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

4.

All the approved landscaping, as detailed in the Landscape Schedule submitted with the application, shall be carried out within 12 months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within 5 years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

5.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the caravans shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

6.

The site shall not be used as a caravan site between 2 January and 1 March in any year.

Reason

To prevent the permanent occupation of any caravan on site which would be contrary to policies RD2 of the North Lincolnshire Local Plan and CS3 of the North Lincolnshire Core Strategy.

7.

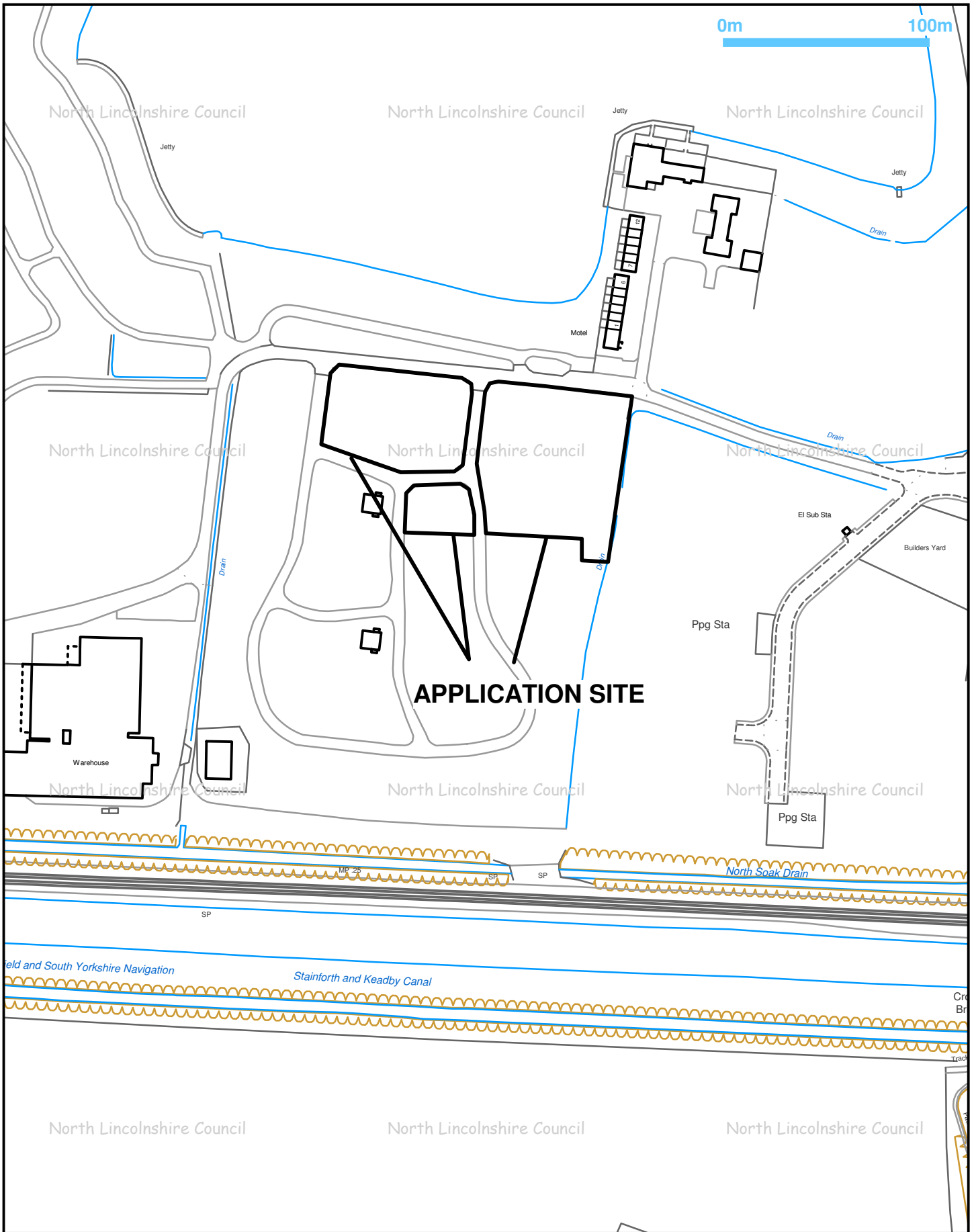
A log shall be maintained of the details of all persons staying in the caravans on the site and the log shall be available for inspection by the local planning authority at all times.

Reason

To prevent the permanent occupation of any caravan on site which would be contrary to policies RD2 of the North Lincolnshire Local Plan and CS3 of the North Lincolnshire Core Strategy.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are DS1, RD2 and R12 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.



Title: PA/2012/1036			
Drawn by: Sue Barden	Date: 26/09/2012	Scale: 1:2500	

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