

APPLICATION NO	PA/2008/0424
APPLICANT	7 Lakes Country Park
DEVELOPMENT	Planning permission to provide (and retain an existing number of) verandas and decking adjacent to existing static caravans
LOCATION	7 Lakes Country Park, Wharf Road, Ealand, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 – the site is outside development limits and is therefore in the open countryside.</p> <p>Policy RD2 sets out the criteria for assessing development in the open countryside.</p> <p>Policy DS1 states that a high standard of design is required for all developments.</p> <p>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.</p>
CONSULTATIONS	Highways: Do not wish to restrict the grant of planning permission.
TOWN COUNCIL	<p>Objects on the following grounds:</p> <p>‘1. All the work has been carried out without planning approval in the knowledge that North Lincolnshire Council always pass such in retrospective, and the council feel this application is unauthorised planning and should be retrospective planning. We believe the time has come for a stand to be made...the unauthorised work should be REFUSED.</p>

2. Objections as to planning applications 2008/0473 and 2008/0474 also apply to this application. Also the detail offered at paragraph 38 of planning application (Roger Harden Consultation Services) has not been forwarded so no detail can be assessed to its merit. Therefore it is objected to.'

The reasons for the town council objecting to the above applications were (in summary) that there are serious claims that great crested newts will be disturbed and applications should be refused until a full investigation is made.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Letters have been received objecting on the following grounds:

- All the beautiful landscape has slowly disappeared.
- Caravans have 'crept' across the site and will be so close that neighbours will be able to see inside them.
- There should be tree planting to obscure the 'horrible' view.
- Verandas and decking do make a different visual impact from just caravans; does not enhance the entrance to Crowle.

ASSESSMENT

Planning permission is sought to retain a number of verandas and decking associated with caravans at 7 Lakes Country Park at Ealand. Permission is also sought for the erection of verandas and construction of decking for further caravans as they arrive on site in the future. Photographs and drawings have been provided illustrating the typical design of the works that have been carried out and the proposed works.

The key issue in the determination of this application is the visual impact upon the area.

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

7 Lakes has substantial capacity for sporting activity and also has a pub, a clubhouse (incorporating a bar, café, club, bowling alley, and health and fitness suite) and a bowling green.

The application details are very generic and not tailored to every single caravan; with the large number of caravans on site it is considered that this is the most practical way to deal with the application. If approved a condition can be imposed to ensure that future works are within the range of 'typical' drawings submitted with the application.

The town council raises the issue of great crested newts possibly being present on the site. The Lincolnshire Wildlife Trust have written on another application on this site to say it has been brought to their attention that it is possible that great crested newts are on the site and that surveys should be carried out regarding newts, water voles and breeding birds, and to ensure that mitigation is carried out if necessary. Due to the minimal amount of physical impact of the verandas and decking on the watercourse it is considered that it is appropriate in this instance to impose a condition to require surveys before any further work is carried out.

With regard to visual impact, the area already has a large number of caravans and with the imposition of conditions requiring landscaping to screen the site, it is considered that the additional visual impact is acceptable.

Other issues have been raised by neighbours and the town council regarding the fact that the application is retrospective and confusion about whether the application is for verandas and decking or for the caravans themselves. The fact that the application is for retrospective approval is not material to its determination – the decision should be made on the merits of the development. It is clear from the application it is only seeking permission for decking and verandas and the caravans are authorised under separate planning permission.

Paragraph 38 of the agent's submission (referred to by the town council) relates to earlier permission for caravans and is not of material relevance to this application.

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.

No further verandahs or decking areas shall be constructed until proposals for landscaping have been submitted to and approved by the Local Planning Authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

2.

All the approved landscaping shall be carried out within twelve 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 five 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.

3.

The verandas and decking shall only be treated with clear or natural finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the works are in keeping with their surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No further development shall take place until a survey has been undertaken, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to establish whether there are great crested newts, water voles or breeding birds on the site. The survey shall indicate what mitigation measures are required, if any, and these measures shall be fully implemented prior to any further works commencing.

Reason

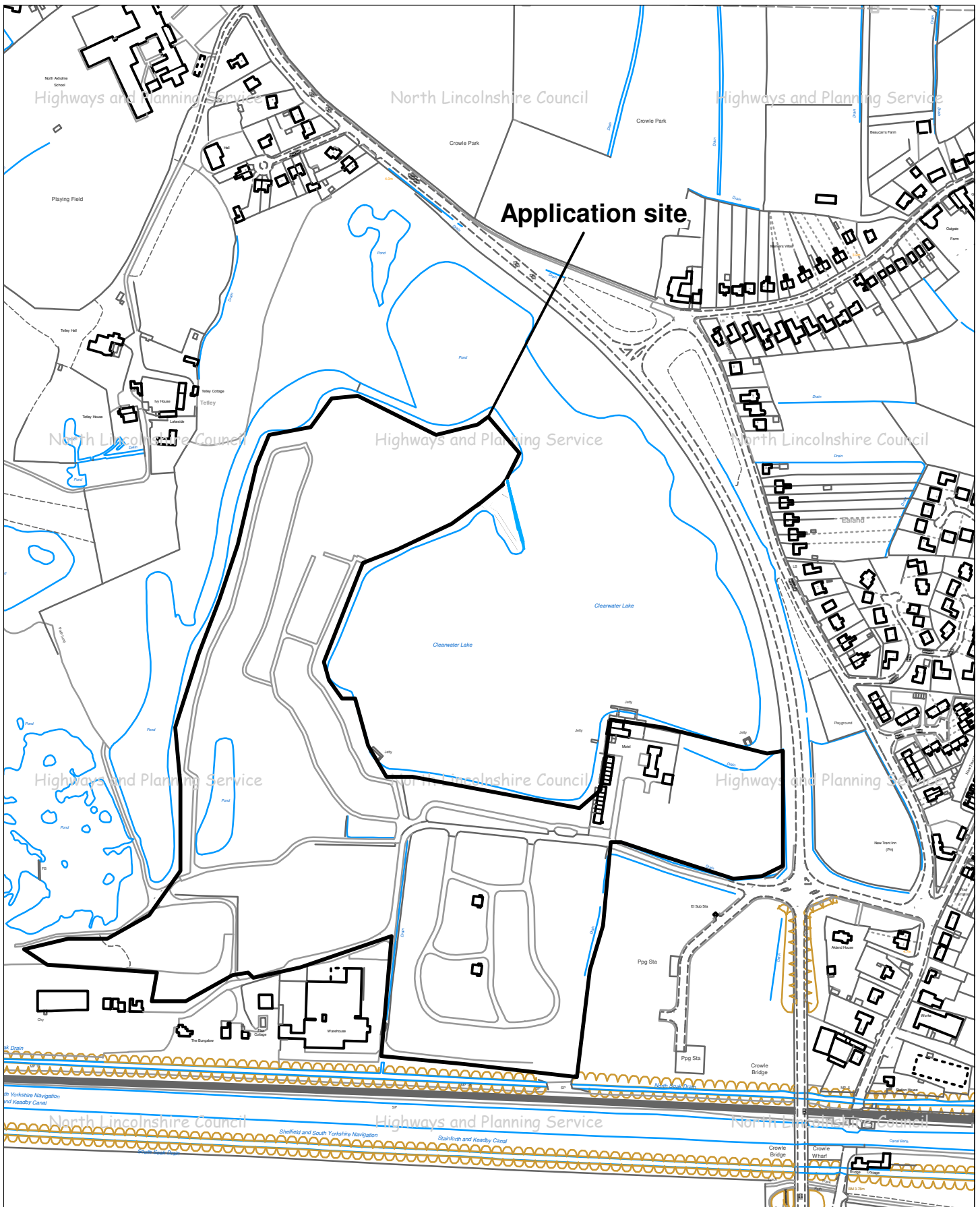
To safeguard the habitat of a protected wildlife species in accordance with policy LC5 of the North Lincolnshire Local Plan.

5.

Any further verandas and/or decking shall only be in accordance with the drawings submitted with this planning application, received on 18 March 2008.

Reason

To control the future development of the site and to comply with policies DS1 and RD2 of the North Lincolnshire Local Plan.



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