

Agenda Item A11	Committee Date 2 November 2009	Application Number 09/00197/CU
Application Site Bell Aire Park Homes Middleton Road Heysham Morecambe	Proposal Change of use from residential land to allow siting of five timber cabins	
Name of Applicant Nelson Parks	Name of Agent Robert Beal	
Decision Target Date 14 September 2009	Reason For Delay Awaiting revised plans and additional information	
Case Officer	Mr Andrew Holden	
Departure	No	
Summary of Recommendation	Approval subject to conditions	

1.0 The Site and its Surroundings

- 1.1 The application site is located off Middleton Road, Heysham close to the western end of the Heysham link road. The site currently comprises a detached bungalow and its extensive linear garden. The bungalow and its associated outbuildings (garage and store) are all in a very poor state of repair and in need of extensive renovation. The site lies on an east-west axis; the garden area is long and narrow leading from the shared vehicle access off Middleton Road up to the dwelling which lies at the eastern end of the plot.
- 1.2 The land immediately to the north of the site is wholly residential with a series of detached houses sited along the length of the boundary. These properties, all accessed off Viking Way lie in an elevated position approximately 1.5m above the application site. The northern boundary is mainly a timber boarded panel fence. Mature trees lie along part of the boundary with open aspect across the central part of the boundary. The land to the south of the site is within the ownership of the applicant and is a residential caravan park known as Belle Aire Park Homes. A 2m high rendered boundary wall lies between the application site and the neighbouring residential caravan park.

2.0 The Proposal

- 2.1 The application seeks to develop the western garden area of the bungalow for the use as an expansion of the neighbouring Belle Aire residential caravan park for the siting of five additional timber cabins. The bungalow and its outbuildings are to be renovated and continued to be occupied as a single dwelling with garaging and external amenity space. The remaining land to the front of the bungalow is to be absorbed into the neighbouring caravan site with the removal of the dividing boundary wall and the realignment of a widened access road.

- 2.2 Six car parking spaces are to be provided for visitor parking at the entrance of the site and a new turning area developed to the eastern end of the access road outside the bungalow. The new park homes are to be self sufficient with a single parking space to be provided for each unit. The northern boundary of the site is to be planted with additional tree and hedgerow planting along most of the site boundary with the properties on Viking Way.

3.0 Site History

Application Number	Proposal	Decision
08/00273/CU	Change of use of residential land and bungalow (to be demolished) for the siting of park homes (10).	Outstanding - the application had been the subject of discussion and has been held until the outcome of the current application

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
County Highways	No objections but would advise that public footpath 38 crosses close to the site.
Environmental Health	No objections.
Parish Council	None to date, any comments will be reported directly to committee.

5.0 Neighbour Representations

- 5.1 Letters have been received from neighbouring residents, most are supportive but raised concern over a number of potential issues, including: -

- Concern over the scale and height of existing trees along the sites northern boundary. Possible danger and loss of light.
- Loss of five dedicated parking spaces for a small number of existing units.
- Location of new parking is remote form the current spaces and this will result in greater distances to walk which given the elderly nature of many of the residents is inappropriate.
- Question the scale of new car parking provision for the existing site, feel that more need to be provided.
- Consider a need for at least 10 parking spaces to serve the site.
- Object to the provision of a turning area directly outside a residential unit.
- Query over accuracy of the submission drawings
- Concerns over potential noise and disturbance during the repair and refurbishment of the bungalow.

- 5.2 A 45-name petition has also been received from the existing occupants of the residential site concerned over the loss of car parking provision within the current scheme. The signatories consider that adequate parking should be made available for visitors, relatives, workmen etc visiting the park.
- 5.3 A further letter has been form the Bell-Aire Residents Association concerned over the loss of current parking provision proposed by the development. The letter quotes Model Site Standards for parking which suggests 1 space per 3 caravans i.e. a provision of 20 spaces. The letter further states that the Council have a set of standards for compliance which state in Paragraph 13 - "Suitable surfaced parking spaces shall be provided to meet the requirements of residents and their visitors." The Association does not object to the extension to the site but would seek to ensure parking is available for doctors, nurses, social workers, home helps, cleaners and workmen's vehicles to service the mainly elderly population of the site.
- 5.4 The local residents have been re-notified and any additional comments over the revised scheme and parking arrangements will be reported directly to the meeting.

6.0 Principal Development Plan Policies

- 6.1 Lancaster District Wide Local Plan – (Saved) Policy **H19** seeks to ensure new residential development does not result in the loss of green space, would not have a significant adverse effect on the amenities of nearby residents, provides a high standard of amenity and makes satisfactory provision for access, parking and servicing.
- 6.2 Lancaster District Core Strategy – Policies **SC1, SC2, SC4** are relevant.

SC1 - To ensure that new development is as sustainable as possible.

SC2 - Urban concentration, seeking to focus 90% of all new dwellings within the existing urban area of Lancaster, Morecambe, Heysham and Carnforth

SC4 - Seeks to ensure that all housing needs are met through housing allocation in a way which builds sustainable communities taking account of the Core Strategy principles within SC1 and SC2.

7.0 Comment and Analysis

- 7.1 Current policy position over the extension of existing caravan sites – seeks to ensure that any expansion of the site provides for improvements to the site as a whole. The increase in the site area provides for a number of benefits :-
- The site currently has a one way circulatory road layout which results in all traffic entering the site having to drive around the narrow road network which serves the individual units. The proposal will provide for a two way section of road and a turning area to serve the whole site. This arrangement will remove the need for all to circulate the site and should lead to an improvement of amenity levels within the site.
 - The northern boundary of the site is currently open and exposed following the removal of much of the over-mature trees along this section of the site. The development proposes to introduce new planting in the form of hedgerows and trees. It is considered that this will help to improve the appearance of the area and provide a natural screening between the neighbouring dwelling on Viking Way and the site. The nature and species of the trees will be chosen to aid screening without the dominance associated with the original self-sown sycamores which ran along the boundary.
 - The access into the site will be improved, landscaped and formalised with parking allocated for visitors at the site entrance.

- 7.2 The neighbour consultation within the existing site has generated general support for the proposal but a key issue of parking provision has been raised. The original arrangement provided for a number of informal spaces (no more than 10) closer to resident's caravans to be used both by a limited number of occupiers without a dedicated parking space and by visitors, workmen etc. These spaces are to be lost and replaced only with the designated visitor spaces at the entrance of the site (6 spaces). The concerns of the existing resident have been brought to the attention of the applicant (site owner) in order that the scheme could be revised to provide for additional car parking closer to the site of the original spaces.
- 7.3 The applicant has responded to the concerns of the residents and revised the scheme (revisions received 11 October 2009) to introduce 5 additional landscaped parking spaces alongside the modified access road, which raises the total number of available parking spaces to 11 for use by all visitors to the site and individual residents that do not have a dedicated parking space. This increases the number of spaces previously available to residents and visitors. The new caravans are self sufficient with parking spaces with at least a single space demarcated, but in practice each driveway has a length capable of two parking spaces. Parking provision is now to be over and above that currently available at the site and the other proposed improvements to the site are noted earlier in the report.
- 7.4 As indicated earlier in the report, the northern boundary to the site abuts residential housing (Viking Way). These properties sit at a higher level than the application site and have substantial screen fencing. In addition the proposal seeks to develop additional screen planting (trees and hedgerow) along the boundary and position the caravans at a distance off the boundary which aid privacy for all parties. The applicant has also indicated that it is intended to site caravans which have no windows to the northern end, again to aid the relationship of the houses to the new caravans.
- 7.5 The bungalow is to remain in residential use and is to be fully refurbished both the main dwelling and the substantial outbuildings. The garden area to the bungalow will be much reduced but is still substantial providing an adequate domestic curtilage to the dwelling.

8.0 Conclusions

- 8.1 It is considered that the proposed development in its amended form provides modest improvements to the overall park home site with parking provision being on a scale at least equivalent to the original arrangement but with improved access and turning arrangements. The site lies within the main urban area of Heysham and is currently in residential use as an overly large garden plot to the residential bungalow. The development in its revised form is considered to accord with policy and subject to appropriate conditions should be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard Time Limit (3 yrs)
2. Development to be in accordance with the approved plans
3. Amended layout plan (parking and planting) dated 11 October 2009
4. Landscaping details to be agreed and implemented
5. Parking and access road to be developed prior to occupation of the new caravans and thereafter maintained
6. Dedicated parking spaces to new caravans to be provided prior to occupation and thereafter maintained
7. Precise boundary treatment to the bungalow to be agreed and implemented.
8. GDO tolerances removed for extensions and outbuildings to the bungalow.
9. As may be required by consultees in respect of the amended plan (if any).

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None