

Agenda Item A9	Committee Date 21 September 2015	Application Number 15/00626/FUL
Application Site Riverside Caravan Park Lancaster Road Heaton With Oxcliffe Morecambe	Proposal Change of Use of land for siting static caravans for holiday occupation 11 months of the year from 1st March to 31st January	
Name of Applicant Britaniacrest Ltd	Name of Agent Mrs Rachel Whaley	
Decision Target Date 2 September 2015	Reason For Delay Committee cycle	
Case Officer	Mr Philip Megson	
Departure	No	
Summary of Recommendation	Approve subject to conditions and signing of a legal agreement	

1.0 The Site and its Surroundings

- 1.1 Riverside Caravan Park is on the outskirts of Heaton-with-Oxcliffe located off the Lancaster Road adjacent the River Lune. It is approximately mid-way between Morecambe (3.5 miles to the west) and Lancaster (3 miles to the east) and has good access from the M6 motorway via the A683 and Lancaster Road.
- 1.2 The Park is bounded to the south by Lancaster Road and the River Lune and is surrounded by agricultural land. In front of the park, immediately west of the site entrance is the Golden Ball Inn which is in separate ownership. Adjoining the eastern boundary of the park is Oxcliffe Hill Farm (through which there is a right of access). There is existing boundary planting along all boundaries, particularly along the Lancaster Road frontage.
- 1.3 The current layout of the site is that the existing planning permissions allow for up to 75 static caravans and provision for 50 touring pitches. The current site licence permits the static caravans to be occupied from 1st March to 31st January inclusive and permits touring caravans to be sited from 1st March to 14th January inclusive.

2.0 The Proposal

- 2.1 The proposed layout shows the potential for redevelopment of the park, incorporating the touring area, to accommodate a total of 129 holiday static caravans plus a sales area with 4 units. A recreation area is located to the east of "Lunecroft", an existing bungalow near the centre of the site.
- 2.2 It is proposed to unify the period of opening across the whole caravan park. The static caravans would be occupied from 1st March to 31st January inclusive.
- 2.3 Surface water drainage would be by soakaway. Foul water drainage would be via existing and new drainage. Controls over new drainage (separate or combined) can be secured by condition.
- 2.4 Proposed external works comprise gravel paths on compacted hardcore; parking bays with the front

edge delineated by stone setts; and new post and rail fencing to a height of 0.55m in treated timber incorporating access points at a minimum 15m along its length. Proposed landscaping works include low level planting/hedge comprising Beech, Holly, Silver Myrtle or Silver Birch.

3.0 Site History

3.1 There have been a number of planning applications relating to the Riverside Caravan Park. In summary these have involved progressively increasing the number of touring caravans; progressively increasing the number and proportion of static caravans and extending the period of occupancy of touring caravans and static caravans.

4.0 Consultation Responses

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

Consultee	Response
County Highways	No highway objection
Environmental Health Officer	No objections

5.0 Neighbour Representations

5.1 No neighbour representations have been received.

6.0 Principal National and Development Plan Policies

6.1 The National Planning Policy Framework (NPPF) :
 Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Paragraph 28 – Supporting a Prosperous Rural Economy

National Planning Practice Guidance (NPPG):
 Paragraph 28 – Supporting a Prosperous Rural Economy

Lancaster Core Strategy:
 ER6 – Developing Tourism

Development Management DPD:
 DM14 – Caravan Sites, Chalets and Log Cabins
 DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 Policy DM14 is consistent with the policy approach set out in paragraph 28 of the NPPF *Supporting a prosperous rural economy* and the guidance in paragraph 28 of the NPPG. Policy DM14 supports proposals for new static caravans in principle outside areas of designated landscape importance, in appropriate locations and to an appropriate scale. The proposed development complies with these requirements: the site is not located within an area of designated landscape importance and it is within the existing footprint of an existing caravan site. The site is also in an accessible location having good access from the M6 motorway via the A683 and Lancaster Road.

7.2 It is considered the proposed development has no adverse impact upon the landscape character or significant detrimental impact on amenity of the locality. The site already has well established boundary planting particularly on the south east boundary. Additional planting will be provided to augment boundary planting and to provide amenity planting within the site. The proposed development would not have any adverse impact on any protected species or ecological features.

7.3 Policy DM14 is “sympathetic” towards proposals to extend opening seasons provided that there is no adverse impact on visual amenity and nature conservation, local infrastructure or highway safety. As the site is an existing caravan park and the proposed development would be within the existing

footprint it is considered that there would be no adverse impact on visual amenity and nature conservation. Surface water drainage would be via soakaways. The submitted plan indicates that the existing drainage is to be located and the status of it (separate or combined) to be determined. A satisfactory drainage scheme can be secured by condition. Occupancy rates are lower in the winter months so extending the season would not adversely impact on local infrastructure of highway safety. No objections have been received to the proposal to extend the season.

7.4 The policy also requires that proposals to extend the season include on-site improvements, including improved facilities and an appropriate scale of recreational provision, and that these must be in place before the extended season begins. The proposed layout shows the footprint of a proposed recreational facilities building set back from the reception. This building is not proposed as part of this planning application, but would be the subject of a separate planning application.

7.5 In paragraph 4.25 of the submitted Planning Design and Access Statement it states that it is not considered that a Section 106 agreement is justified in this instance to control occupancy as only an 11 month season is sought so there will still be a closed period. Policy DM14 clause XIII requires a proposal to extend the duration and occupancy of caravan sites to be accompanied by a legal agreement which states that the accommodation will remain in a visitor use only and not be used for permanent residential accommodation (the Council's practice is not to seek to control occupancy by condition). The outcome of discussions with the Applicant on this matter will be reported verbally to Committee.

8.0 Planning Obligations

8.1 The Council proposes that the Applicant enters into a section 106 agreement controlling the duration of occupancy between 1st March and 31st January and restricting occupation to holiday use only.

9.0 Conclusions

9.1 The proposed development complies with the requirements of Policy DM14 and is acceptable from a planning perspective, and subject to a Legal Agreement, can be supported.

Recommendation

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

1. Standard planning permission timescale.
2. Development to be carried out in accordance with Drawing 2015-04 501 F.
3. Submission and approval of a scheme for drainage prior to the commencement of the development.

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of the development, and in particular too the relevant policies contained in the Development Plan, as presented in the full officer report, and to all relevant material planning considerations, including the National Planning Policy Framework and National Planning Practice Guidance.

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.