

Agenda Item A10	Committee Date 22 August 2016	Application Number 16/00806/VCN
Application Site Moss Wood Caravan Park Crimbles Lane Cockerham Lancaster		Proposal Change of use of land for the siting of 25 static caravans (pursuant to the variation of condition 4 on planning permission 16/00201/FUL relating to the use of colours of the static caravans)
Name of Applicant Mr Henry Wild		Name of Agent Harrison Pitt Architects
Decision Target Date 23 September 2016		Reason For Delay Committee Cycle
Case Officer	Mrs Petra Williams	
Departure	N/A	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 The application relates to the expansion of an established holiday caravan park located in a position approximately 1.5km south of the A588 on Crimbles Lane, Cockerham. The existing site is well established with mature trees along all the boundaries of the site and little views of the development other than at the points of access off Crimbles Lanes. The application site lies immediately to the north of the existing site and comprises a single large field bounded on the east by Crimbles Lane, north by farm land with an access track running along it to the west by pastoral land outside the applicant's control and on the south by the existing site. Consent was granted on 4 April 2016 for the siting of 25 static caravans on the field.
- 1.2 The site boundaries are well established with mature tree and hedgerows planted over 10 years ago. The boundaries have a couple of weak areas in the belt of planting. The main area is due to the presence of a field access in the north-east corner of the site and a lack of tree belt planting to the south-west corner. The southern boundary with the existing caravan site is well developed other than for the provision of access point to and provision of visitor car parking area.
- 1.3 The field is predominantly flat rising slightly south to north but with a more pronounced rise of several metres in a north/south alignment along the eastern boundary of the site. Within this rising land further tree planting has been developed to provide effective screening form the adjacent Crimbles Lane.
- 1.4 The open land has been used on an informal basis as an amenity area for the adjoining caravan site (dog walking, informal recreation) but has no development upon it other than a small visitor parking area (10 cars) on its southern boundary close to the existing shop/reception area.

2.0 The Proposal

- 2.1 Following the recent approval of 16/00201/FUL for the siting of 25 static caravans, the current submission seeks a variation of condition 4 of the consented scheme. Condition 4 states:

Notwithstanding the details hereby agreed under the amended plan and information dated 22 March, the caravan colours shall be limited to green and brown only and in particular cream is not to be permitted.

Reason: In the interests of the visual amenity of the area.

The application proposes to vary the condition to allow the use of cream coloured caravans in addition to green and brown. The revised condition 4 would state:

Notwithstanding the details hereby agreed under the amended plan and information dated 22 March, the caravan colours shall be limited to cream, green and brown.

Reason: in the interest of visual amenity of the area.

3.0 Site History

3.1 The application site has a limited planning history relating to the use of the site as a holiday caravan site (static and tourers). The site has been established for over forty years and has a limited number of extensions.

Application Number	Proposal	Decision
16/00201/FUL	Change of use of land for the siting of 25 static caravans	Approved
14/01060/FUL	Change of use of land to allow holiday occupation of caravans between 4 February and 4 January in the following year (11 month season)	Approved
03/00138/CU	Extension to the site to provide a total of 168 statics, 27 Tourers and one staff residential unit.	Approved

4.0 Consultation Responses

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

Consultee	Response
Cockerham Parish Council	No objections

5.0 Neighbour Representations

5.1 No consultations received during the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)
 Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Section 3 – Supporting a prosperous rural economy
 Section 4 – Promoting Sustainable Transport
 Section 11 – Conserving and Enhancing the Natural Environment

6.2 Lancaster District Core Strategy Policies
 SC5 – Achieving Quality in Design
 ER6 – Developing Tourism

6.3 Development Management DPD
 DM14 – Caravan Sites, Chalets and Log Cabins
 DM28 – Development and Landscape Impact
 DM29 – Protection of Trees, Hedgerows and Woodland
 DM35 – Key Design Principles

6.4 Lancaster District Local Plan Saved Policies
 E4 – Development within the Countryside

7.0 Comment and Analysis

7.1 The principle of the siting of 25 static caravans has already been accepted by the approval of 16/00201/FUL in April of this year. In light of this the key considerations of this submission are landscape and visual impacts of allowing cream coloured caravans within the park.

7.2 Landscape and Visual Impacts

7.2.1 Planning policy seeks to ensure that development of the site has no adverse impact upon the landscape character or visual amenity of the area. As highlighted within the previous Committee report, the site is well screened from the wider public aspect due to surrounding topography and mature tree/hedgerow planting.

7.2.2 The previously-approved application was reported at the April Committee where Members were informed by a verbal update that the colours of the caravan should be restricted to cream, brown or green. However, Members were minded to allow only green and brown caravans on the extended part of the site. Without the benefit of a Committee site visit, this was a reasonable position to adopt. However a large proportion of the existing caravans on the site are already cream-coloured and they do not raise issues regarding landscape and visual impacts. Furthermore it is worth highlighting that there is a condition on the 16/00201/FUL consent, which would be repeated on this consent (should Members grant permission), that will ensure the provision of supplementary planting both within the site and along the boundaries. Therefore the visual impact of the development will be limited and is considered to not to unduly impact on the area. It is therefore considered reasonable to allow the inclusion of cream-coloured caravans in this proposal.

8.0 Planning Obligations

8.1 No planning obligations are applicable to this variation of condition application.

9.0 Conclusions

9.1 It is considered that the site is located in an appropriate location, well screened and that the inclusion of cream coloured static caravans alongside green and brown would not result in an undue impact upon the wider landscape. Subject to appropriate conditions, the application is recommended for approval.

Recommendation

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

1. The development has been implemented within 3 years from the date of the permission (4 April 2016)
2. Development to be in accordance with approved plans
3. Amended plans – landscaping, colours, materials and finishes
4. Notwithstanding the details hereby agreed under the amended plan and information received on 22 March 2016, the caravan colours shall be limited to cream, green and brown.
5. Details relating to the caravan ground anchor system as amended by information received on 29 March 2016.
6. Approved landscape scheme dated 22 March 2016 shall be implemented within first planting season following commencement of development.
7. Caravans for holiday purposes only (maximum of 25 units)
8. Register of caravan owner/occupies main home address to be provided
9. Precise detail of the site office to be agreed

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 agent 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 development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ 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