

PLANNING, DESIGN AND ACCESS STATEMENT

EXTENSION TO EXISTING CARAVAN PARK TO PROVIDE 12 NO. ADDITIONAL MOBILE HOMES, ASSOCIATED PARKING AREA, FORMATION OF ACCESS AND CONSTRUCTION OF ELECTRICAL INTAKE HOUSING (AMENDMENT TO APPLICATION BE/42/10)

1. BACKGROUND

- 1.01 Planning permission was granted on this site in July 2010 for the 'extension of existing caravan park to provide additional 12 no. mobile homes'. The application was considered against current Government and development plan policy, particularly that in relation to the provision of tourist accommodation in rural areas. The officer's report confirms that, although the site is located outside the built up area, there was evidence of a need for the additional mobile homes and the extension of the site would not adversely affect the visual amenities of the locality or result in the material loss of amenity to adjoining residents.
- 1.02 The planning permission was the subject of a number of conditions. Condition 2 states that the permission relates to the approved plan AG/CL2. The condition does not specifically require the mobile homes to be laid out in any particular way. Condition 4 requires the replacement of trees which would be required to be felled. The main trees on the application site are located within the site where the mobile homes were shown to be sited and the permission therefore anticipated the removal of these trees. Condition 6 required details of the proposed access to be submitted to and approved by the local planning authority.
- 1.03 Work commenced on the implementation of the planning permission in October 2010. The first base on the southern side was laid out (number 12 on the drawing) to accord with the distance back from the road as shown on the original approved indicative drawing and then the subsequent bases were laid out to accord with the requisite distances required by the caravan sites licence.

- 1.04 On the north side of the site, the bases were laid out to accommodate the parking and turning area necessary to serve the twelve units and to retain the two trees within the site. As a result, one base was relocated onto the southern side of the site and the eastern boundary adjusted to accommodate it.
- 1.05 The access and parking area was laid out to suit the operational requirements of the site. In this regard, the access was created at the southernmost point of the frontage with access gates set back into the site. The alignment of the road at this point and the angle of the new access allows for ease of access for the delivery of mobile homes. Beyond this access point, the lane narrows which would make it difficult for vehicles delivering the mobile homes to turn into and off the site. The parking area varies in width between 10m and 12m which is the required width for a vehicle to park and turn out of the individual spaces.
- 1.06 For the reasons detailed above, the site was not laid out strictly in accordance with the indicative plan which was approved, although as mentioned, the layout was not a condition of that permission and the access arrangement was to be dealt with by the subsequent submission and approval of details. Nevertheless, it is acknowledged that as a result of the revised on site layout, the development has extended eastwards beyond the original application site. This application seeks to regularise the site as currently comprised.

2. CURRENT APPLICATION

- 2.01 The application site is as the approved plan, apart from the eastern boundary which is further eastwards at the centre of the site by approximately 12 metres. The indicative positions of the twelve mobile homes are marked on the layout plan; numbers 1 to 5 are on the northern side of the site, with numbers 6 to 12 on the southern side of the site. The mobile homes are served by a central tarmac access road. Vehicle parking is provided within the parking area in the north west corner of the site, which allows for one space per mobile home and is wide enough to allow for turning out of each space.
- 2.02 The access arrangement is as shown on the layout plan and is located in the south west corner of the site adjacent to number 4 Myddleton Terrace. Adjoining the boundary with number 4, lies a brick structure which houses the electrical intake to the site. The access gates are set back from the access point, allowing vehicles to pull off the road before opening the gates. The layout plan also marks the position

of the main trees on the site. The layout of the mobile homes on the northern side have been arranged to retain trees T1 and T2.

3. PLANNING POLICY

- 3.01 It is not considered necessary to fully consider the planning policies applicable to this site, as the principle of the development has been established under the previous permission BE/42/10. Whilst the application site is slightly larger than that original approved, the additional land has the same use, character and appearance as the original application site and therefore the inclusion of the additional land does not present any particular policy issues. The key to the previous approval was the justification of the need for twelve mobile homes for tourism purposes and this proposal still accords with that original justification. The layout of the site is different, however it still accommodates twelve mobile homes, an access and parking and therefore has no material greater impact on the character of the area and the originally approved scheme. Indeed, there is an improvement over the original scheme in that the two trees (marked T1 and T2 on the plan) have been retained. It is therefore considered that the site as currently comprised accords with Development Plan policy.

4. DESIGN

- 4.01 The only built structure which forms part of this application is the retention of the small building for the housing of the electricity intake. This is located in the south west corner of the site and is constructed of brick with a wooden door and a felt mono pitch roof. The building is 2m high at the highest point of the roof and 1.6m high at the rear adjacent to the boundary with number 4 Myddleton Terrace. At this point, the building is not higher than the existing boundary fencing and less than the height of fencing that could be erected under permitted development.
- 4.02 In all other respects, the layout of the site is as indicated on the submitted plan with the central access road and parking area formed with tarmacadam and the positions for the mobile homes shown in their current indicative positions.
- 4.03 With regard to landscaping, there was originally a wall along the frontage of the site, however, this was unstable and had to be removed. A row of evergreen trees have been planted along this frontage and it is proposed that once grown, these will provide a hedge similar to others elsewhere on the adjoining caravan park. Evergreen trees have also been planted along the fence to the east of the access and some along the southern boundary adjacent to number 4 Myddleton Terrace,

to reinforce the existing planting. It is proposed to plant 2 No. semi standard Field Maple trees 10 metres apart between the entrance gates and the first mobile home (No. 12).

5. ACCESS

- 5.01 As previously mentioned, the access has been sited at the southern most point of the road frontage, to take advantage of the wider part of the lane and its alignment at this point. Having the access aligned in this way, allows for the ease of delivery of mobile homes into the site, which would not be possible should the access be further to the north. Double gates are set back from the entrance point to allow vehicles to stop clear of the highway before the gates are opened.
- 5.02 Beyond Myddleton Terrace, the lane only serves the existing caravan park to the north and is therefore lightly trafficked. As before, it is not considered that the movements associated with the twelve mobile homes on this site would represent a material intensification of use and accords with the previous permission.

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