

PLANNING APPLICATION REPORT

REF NO: BN/13/08/

LOCATION: The Lillies Caravan Park
Yapton Road
Barnham

PROPOSAL: Relocation of existing access to the Lillies Caravan Park. Alteration of existing access & new hedge planting & new 1.2m high timber fence to Yapton Road Boundary

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The opening for the new access will be approximately 4.8 metres wide.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There a a number of trees that form part of the hedgerow lining Yapton Road. The Design and Access Statement that supports the application informs that these trees will be retained.
BOUNDARY TREATMENT	There are shrubs and hedging on the northern boundary of the site lining Yapton Road.
SITE CHARACTERISTICS	The site is currently used as a holiday park with timber chalet style holiday buildings to the north of the site and static caravans behind. There is a semi-detached two storey residential dwelling on the north of the site close to the existing entrance to the site which gives access to a hard surfaced car parking area used by visitors to the site.
CHARACTER OF LOCALITY	The site is located alongside a class B road which and is outside of the built-up area. The site backs onto nurseries and open farmland. To the immediate east and west there are agricultural and horticultural buildings with residential dwelling buildings further in those directions. To the north there is a scattering of dwelling houses as well as further nurseries and open fields. A hedgerow approximately 2 metres in height runs alongside the road on both sides.

RELEVANT SITE HISTORY

BN/20/07/	Change of use of land from a touring caravan site to use for the siting of 11 timber	Approve Cond 17-10-2007
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	holiday lodges with ancillary infrastructure and new internal accessway	
BN/25/07/	New toilet and shower block, reception building and open air swimming pool	Approve Cond 17-10-2007
BN/34/07/	Change of use of land to allow the siting of 2 additional static/touring caravans together with the reorganisation of the existing static/touring caravan layout & extension of the permitted season from 8 to 12 months per year.	Approve Cond 17-01-2008
BN/36/05/	Four additional touring pitches for all year use. Five additional touring/ holiday caravan pitches for use of 8 months of year (1st March to 31st October)	Approve Cond 01-02-2006
BN/9/00/	Increase no. of touring pitches on area edged green to 14 thus cancelling use by caravan club members only but maintaining all year opening to accommodate perennial holiday makers. Plus use of area edged red for 16 touring pitches from 1st March to 31st October.	Approve Cond 31-03-2000

Planning history shows that the capacity of the site has expanded over recent years.

REPRESENTATIONS

Representations received:

Barnham Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Head of Highways and Transport

Parks and Landscapes- Philippa Dart

Consultations responses received:

There have been no specific issues identified in relation to highways, therefore WSCC would not wish to raise an objection to the proposals subject to conditions. The proposed visibility splay accords with national guidance within the Design Manual for Roads and Bridges and is commensurate with the speed limit imposed on Yapton Road.

Comments on Consultation responses:

Comments noted. Conditions will be attached to any approval as recommended.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Class B Road

Permitted Development Restriction (No. of caravans)

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	NE12	Leisure, cultural and tourism facilities
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV37	Existing Caravan Sites

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG21	Tourism

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed access will branch off from Yapton Road. The creation of this access will require the removal of an established hedgerow which runs alongside Yapton Road. It is therefore considered that the proposal will impact upon the established character and appearance of the surrounding area as the hedging on both sides of Yapton Road is a distinctive feature, lends itself to the rural appearance of the locality and helps screen development from view from the public highway. It is therefore considered to be important to retain a hedgerow lining Yapton Road and the supplied plans indicate that there will be new hedge planting. It is considered responsible to attach a condition requiring the details of the landscaping for the site to be submitted to and approved in writing by the Local Planning Authority before development takes place in order to ensure the character and appearance of the area is preserved.

The hedgerow is also likely to be the habitat of a variety of wildlife and therefore a condition reminding the applicant of the responsibility towards wildlife set out in Part 1 of the Wildlife and Countryside Act 1981 will be attached.

It is considered, following consultation with County Highways, that the proposed access will allow vehicles entering and leaving the holiday park, which has expanded rapidly over recent years, improved visibility and therefore be beneficial to highway safety.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried on until trees and shrubs of species to be approved by the Local Planning Authority have been planted along Yapton Road. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The proposed new access shall be laid out to include visibility splay lines at both sides of its junction with Yapton Road. These splay areas are to be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed estate road from the line of the nearer edge of the carriageway of Yapton Road

(ii) A line 70 metres long measured along the nearer edge of the carriageway of Yapton Road from its intersection with the centre line of the proposed access.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction.

Reason: In the interests of road safety in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** The access shall not be used until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex

County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

- 5 INFORMATIVE: The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, West Sussex, PO2 6BW, (Tel no. 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

- 6 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, NE12

LOCAL PLAN: GEN3, GEN7, DEV37

NATIONAL POLICIES: PPS1, PPS7, PPS21

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

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