

PLANNING COMMITTEE REPORT

17 December 2019

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEDBURN ST MARY - 19/01665/FUL - Springfield Holiday Park, Tedburn St Mary - Use of land for siting of 12 static caravans with decking areas and associated works for holiday use including the demolition of club house and bungalow	
APPLICANT:	Mr & Mrs Lloyd-Jones	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Cllr Stephen Purser Cllr Terry Tume	Teign Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/01665/FUL&MN	





19/01665/FUL Springfield Holiday Park, Tedburn St Mary, EX6 6EW



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1. REASON FOR REPORT

Cllr Tume has requested that this case be referred to Planning Committee if Officer recommendation is one of approval. The reason for the request is on the grounds set out in the Parish Council comments which requested this case be referred to Planning Committee.

The parish comments raised concern about turning a touring park into a residential park and the strain this puts on local amenities.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Time limit for commencement (3 years);
2. In accordance with the approved plans including levels and engineering works;
3. The static caravan pitches hereby permitted shall be occupied for holiday purposes only, shall not be occupied as a person's sole or main place of residence or for more than three months in any calendar year by an individual occupant, group of individuals or family;
4. Prior to first occupation of any caravan on the land and prior to the installation of soakaway(s) on the site, results of infiltration testing, conducted in strict accordance with BRE Digest 365 Soakaway Design, drainage calculations for the sizing of the proposed infiltration system(s) designed to cater for the full range of storms up to 1 in 100 year event plus an additional 40% allowance for climate change, details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard for surface water drainage management system and information regarding the adoption and maintenance of the proposed surface water drainage management system shall be submitted to and approved in writing by the Local Planning Authority to ensure all the components will remain fully operational throughout the lifetime of the development;
5. A maximum of 12 static caravans shall be sited as shown on the hereby approved proposed site plan (drawing no. 001 Rev A);
6. Any areas of decking shall be constructed of materials that are recessive in colour and shall be dismantled and removed from the site on or before the removal of the static unit to which they are associated.

3. DESCRIPTION

Site and Proposal

- 3.1 Springfield Holiday Park is located just off the A30 Woodleigh Junction, on the north side of Goldcross Hill. It is approximately 1.4 miles west of Tedburn St Mary and 1 mile north east of Cheriton Bishop.
- 3.2 The existing holiday park is a long established tourism business comprising seasonal pitches, caravan accommodation, heated swimming pool, games room, children's playground and laundry, toilet and shower blocks.
- 3.3 Planning permission is sought for the use of the application land for the siting of 12 static caravans with decking areas and associated works for holiday use including

the demolition of the club house and bungalow to facilitate the siting of the caravans.

Principle of Development

- 3.4 This is a long established site and the principle of holiday use has already been established through the holiday park being located on this site. Nonetheless, policy EC11 (Tourist Accommodation) of the Teignbridge Local Plan 2013-2033 does accept in principle the expansion or improvement of existing tourist accommodation locations in this location and therefore there would be in principle support for the use of the land for 12 additional static caravans at this site.
- 3.5 Furthermore, the demolition of the existing clubhouse and bungalow, which are of little architectural merit, to facilitate the use of the land for additional tourist accommodation units would be acceptable in principle.
- 3.6 A condition is however recommended to be applied to restrict the caravans for holiday use only and to ensure that the holiday accommodation is not used for permanent residential accommodation. This condition is already in place for the other units on the site and would alleviate the concerns raised by the Parish Council and Ward Member in their representations.

Impact on Conservation Area and Listed Buildings

- 3.7 The site is not in a Conservation Area and there are no listed buildings in the vicinity of the site that would be adversely impacted by the proposed development.

Impact on residential amenity

- 3.8 Given the nature of the site and separation distance to the nearest residential properties it is not considered that the proposal would have any adverse impact on neighbouring amenity including the provision of the decking areas to the static units. Whilst, existing pitch owners have queried the need for additional units this is not a material planning consideration in the determination of the application.

Impact on the character and visual amenity of the area

- 3.9 The application seeks to provide 12 additional static caravan pitches to a site that already has caravans stationed year round.
- 3.10 The site lies within an Area of Great Landscape Value, and area for which a high level of protection is afforded in the local plan under policy EN2A which seeks to protect and enhance the area's landscape and seascape and sets out that development proposals should conserve and enhance the qualities, character and distinctiveness of the locality and contribute to the local character and quality.
- 3.11 The site lies within the Yeo Uplands and Slopes Landscape Character Area, which has strategic guidelines as set out in the Landscape Character Assessment that recommend that development proposals conserve and enhance the predominantly rural character and strong sense of tranquility through sensitive siting of new build development.

- 3.12 The Council's Landscape Officer has raised some concern that the new units particularly unit 5 and 6 could be visible from the public lane to the north of the site and whilst identifying that the existing hedgerow trees on the boundary provide a good screen has raised concern that during the winter the trees will not provide such a satisfactory visual screen and therefore in his consultation response suggests consideration be given to a planted bund with evergreens running parallel to the northern boundary to address this concern.
- 3.13 The above request has been discussed with the applicant's agent and they have advised that they do not propose to provide any additional screening.
- 3.14 Having visited the site, and the lane referred to in the landscape officer comments, the existing holiday park is clearly visible from this lane and given the location of the existing units are far more visible than the site proposed for the new units. Given that the static caravan park is an established part of the landscape character, it is not concluded that the caravans will have a significant material impact on the character and appearance of the area to justify a refusal of planning consent on the grounds of the lack of additional planting on the site to screen the development.
- 3.15 The proposal is therefore deemed to have an acceptable visual amenity impact and is not considered to adversely impact the character and appearance of this part of the designated Area of Great Landscape Value that the site fits within.

Flood Risk/Drainage Considerations

- 3.16 The site is located in flood zone 1, at lowest risk of flooding, and therefore in flood control terms is an appropriate site for development to be located.
- 3.17 It is proposed that surface water would be disposed of by means of soakaway.
- 3.18 The Council's Drainage Engineer has been consulted on this method of surface water disposal and whilst they do not object to the use of soakaway in principle. They recommend a condition be applied if minded to approve to secure the results of infiltration testing, sizing of the proposed infiltration system, details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the surface water drainage management system and information regarding the adoption and maintenance of the proposed surface water drainage management system in order to demonstrate that all components will remain fully operational throughout the lifetime of the development. It is recommended that this be secured as a prior to first occupation of any caravan on the land if Members are minded to approve the application.

Impact on Trees

- 3.19 The Council's Arboricultural Officer has been consulted and advises that there are no arboricultural objections as no significant trees within or adjacent to the site will be adversely affected by the proposed development.

Highway Safety Considerations

- 3.20 The site is accessed off a County Road which is restricted to 40 MPH.

- 3.21 There are no footways in this area which would result in people using their vehicles to enter/exit the site.
- 3.22 The proposal makes no alterations to the existing access to the site which provides adequate visibility splays ensuring good visibility on access/egress from the site.
- 3.23 The proposal is for 12 static caravans, DCC Highways have been consulted on the provision of the additional units on this site and have advised that the proposal would not have a severe impact on the highway network, the County Highway Authority therefore raises no objection on highway safety grounds to the proposed development.

Carbon Reduction

- 3.24 The provision of static caravans on site rather than touring caravans would reduce the amount of large vehicle movements required on the road network to tow the caravans and therefore could have an impact on reducing carbon emissions. Furthermore, the provision of additional tourist accommodation on this established site has the potential to encourage more sustainable staycations rather than holidaymakers travelling abroad for their holidays cutting down on the carbon footprint created through air travel.

Conclusion

- 3.25 Officer recommendation is one of approval subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S12 Tourism

S22 Countryside

EC11 Tourist Accommodation

EN2A Landscape Protection and Enhancement

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Teignbridge District Council Tree Officer:

There are no arboricultural objections as no significant trees within or adjacent to the site will be adversely affected.

Teignbridge District Council Drainage Engineer:

The following will be required:

- Results of infiltration testing, conducted in strict accordance with BRE Digest 365 Soakaway Design (2016);

- Drainage calculations for the sizing of the proposed infiltration System(s), designed to cater for the full range of storms up to the 1 in 100 year event plus an additional 40% allowance for climate change;
- Details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the surface water drainage management system;
- Information regarding the adoption and maintenance of the proposed surface water drainage management system in order to demonstrate that all components will remain fully operational throughout the lifetime of the development.

Devon County Council Highways:

The proposal is accessed off a County Road which is restricted to 40 MPH, there are no footways in this area. The proposal of 12 static caravans would not have a severe impact on the highway network, therefore the County Highway Authority has no objection.

Teignbridge District Council Environmental Health:

No objections to this proposal.

If the application is approved the applicant will need to apply for a site licence variation under the Caravan Sites and Control of Development Act 1960.

Teignbridge District Council Landscape Officer:

The site lies within an Area of Great Landscape Value (AGLV), an area for which a high level of protection is afforded in the local Plan (policy EN2A).

The plan states that consideration of development proposals will have regard to the strategic guidelines set out in the Landscape Character Assessment. The site lies within the Yeo Uplands and Slopes Landscape Character Area, which has strategic guidelines that recommend that development proposals conserve and enhance the predominantly rural character and strong sense of tranquillity through sensitive siting of new built development...

With the above in mind, I have the following concerns:

- It would be reassuring to know that the planting along the boundaries that abut the development area and help screen it, are under the control of the applicant. Please could this be affirmed?
- Units 5 and 6 are positioned close to the northern boundary and their elevations could be visible from viewpoint 2 in the visual impact assessment on the public lane. The lane is an attractive place to take a walk and enjoy the countryside, as well as a place that will be experienced by motorists and passengers that use the lane regularly and can easily spot change. The holiday park is already visible from this position, however further erosion of the rural, tranquil character of the area should be minimised.

I am aware that the mound will be removed and that the existing hedgerow trees on the boundary provide a good screen but I am concerned that during the winter the trees will not provide such a satisfactory visual screen. Also that encouraging more vegetation within the tree canopies is not easy.

I would be reassured if the effect on the perception of the Holiday Park, as experienced from the north (viewpoint 2), in the winter months, could be reconsidered and hopefully addressed with solutions that are effective in all seasons and in the long term. A planted bund (with a good amount of evergreens), positioned running parallel to the northern boundary, would resolve this, however there may be other ways.

6. REPRESENTATIONS

Two letters of objection have been received. The objections/comments are summarised below (see case file for full representations):

- It is not justified wanting land to place a further 12 static caravans on the site when there is already 9 empty static caravan bases, with at least 4 having been empty for over 12 months and at present the hire fleet of 4 static caravans are very rarely occupied;
- The increase use by holiday makers will be less of a boost than the 20+seasonal touring pitches being cleared for further expansion of the statics;
- Modernisation could be done within the site as is without the additional 12 caravans being added.

7. TOWN / PARISH COUNCIL'S COMMENTS

Tedburn St Mary did not support the application because of concern about turning a touring park into a residential park and the strain this puts on local amenities. The Council request that the application is escalated to Category B.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place