

SCHEDULE A: Applications with Recommendation

21/0480

Item No: 11

Date of Committee: 25/02/2022

Appn Ref No:
21/0480

Applicant:
Mr Stewart

Parish:
Arthuret

Agent:
SRE Associates

Ward:
Longtown & the Border

Location: Camelot Caravan Park, Longtown, Carlisle, CA6 5SZ

Proposal: Change Of Use Of Land To Extend Existing Caravan Park To
Accommodate 15no. Units

Date of Receipt:
20/05/2021

Statutory Expiry Date
15/07/2021

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether The Proposal Would Be Acceptable In Principle
- 2.2 Whether The Siting, Scale And Design Would Be Acceptable
- 2.3 Impact Of The Proposal On The Ancient Woodland
- 2.4 Impact Of The Proposal On Existing Trees
- 2.5 Drainage Issues
- 2.6 Highway Matters

3. Application Details

The Site

- 3.1 Camelot Caravan Park lies approximately 1.5 miles to the south of Longtown and is accessed from the A7, which runs along the western boundary of the site. The caravan site is bounded to the north and south by woodland, with the woodland being designated as Ancient Woodland. Agricultural land adjoins the caravan site to the east.

- 3.2 A bungalow (Rangoria) lies to the front of the caravan site and this is occupied by the site owner/ manager. A new access road, which links into the site access, has been constructed along the eastern side of the caravan site with eleven caravans lying to the east of this road. Two additional access roads link into the new access road and one of these serves 17 caravans with the other serving 11 caravans (including the two residential caravans). The caravans are spaced 6m apart and have car parking spaces adjacent.
- 3.3 The application site lies to the north of the existing caravan site. This land is currently predominantly undeveloped grass land although the southern section, which has been surfaced in hardcore, is used for storage. A number of trees are located along the eastern and western site boundaries. Ancient woodland lies to the north of the site, with agricultural land adjoining the application site to the east and west.

Background

- 3.4 Application 15/0968, which was approved in March 2016, was for the change of use from touring park with caravan storage to site 24 holiday static caravans and two residential caravans. This application was varied in December 2019, under application 19/0726, to redevelop the site for 40 static caravans and 2 residential caravans.

The Proposal

- 3.5 The proposal is seeking to add a further 15 caravans to land that lies to the north of the existing caravan site. The existing road that runs along the eastern side of the site would be continued north, with 7 caravans being located to the east of this road. Two additional access roads would link into this road, with three caravans adjoining each side of these spur roads. The caravans would be spaced 6m apart, with parking being provided adjacent to the caravans.
- 3.6 The applicant is intending to sell the caravans as holiday homes. The applicant wants the static caravans to operate with an 11 month holiday season with a one month closed period.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to two neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Arthuret Parish Council: - no comments received;

Woodland Trust: - need 15m buffer from the adjacent ancient woodland Hopesike Woods;

Local Environment, Waste Services: - applicant would need to instruct a private waste contractor as this is classed as business waste;

Local Environment - Environmental Protection: - spacing of new pitches should be more than 6m between each pitch and 3m from any boundary;

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to conditions.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies EC10, GI1, GI3, GI6, SP6, CC5, IP3 and IP6 of the Carlisle District Local Plan 2015-2030.
- 6.3 The proposal raises the following planning issues:
 1. Whether The Proposal Would Be Acceptable In Principle
- 6.4 The proposal is seeking to extend an existing caravan park (of 40 caravans) by adding 15 additional static caravans. The proposal, which is seeking to expand an existing rural business, would be acceptable in principle.
 2. Whether The Siting, Scale And Design Would Be Acceptable
- 6.5 Planning permission has previously been granted for the siting of 40 static caravans on this site. This proposal is seeking to add a further 15 caravans to land that lies immediately to the north of the existing caravan site. The caravans would be spaced 6m apart as required by Environmental Health.
- 6.6 There are a number of trees along the western boundary of the application site (which could be supplemented by additional planting) and these, together with the hedge that lies adjacent to the A7 and the woodland that adjoins the site to the north, would help to screen the caravans in views from outside the site.
- 6.7 The external appearance of the caravans would be sympathetic to the surrounding landscape, with green or beige walls and dark green or grey roofs proposed.
- 6.8 In light of the above, the siting, scale and design of the proposals would be acceptable.
 3. Impact Of The Proposal On The Ancient Woodland

- 6.9 Ancient Woodland adjoins the site to the north. The Woodland Trust has been consulted on the application and has stated that a 15m buffer should be provided from the adjacent Ancient Woodland. The submitted proposed site plans show a 15m buffer being provided between the caravans and the Ancient Woodland.
- 6.10 Given the proximity of caravans to the woodland it would be important to ensure that a boundary is created between the caravan park and the Ancient Woodland in order to prevent public access. A condition has been added to the permission which requires the applicant to submit details of boundary treatment to be installed along the northern site boundary. In light of the above, the proposal would not have an adverse impact on the Ancient Woodland.

4. Impact Of The Proposal On Existing Trees

- 6.11 A number of trees lie around the periphery of the site. Conditions have been added to ensure the submission of a landscaping scheme and the protection of the existing trees and hedges during construction.

5. Drainage Issues

- 6.12 The Lead Local Flood Authority (LLFA) has records of minor surface water flooding to the south east of the site which indicate a 0.1 percent (1 in 1000) chance of occurring each year and the Environment Agency (EA) surface water maps do not indicate that the site is in an area of risk. As requested by the LLFA, a condition has been added to the permission which requires the applicant to submit full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) to the Local Planning Authority for approval.
- 6.13 Each caravan should be connected to a suitably designed and sized drainage system capable of handling the increased number of caravans on the site. A condition has been added to cover this issue.

6. Highway Matters

- 6.14 There is an access from the A7 to the caravan site. Adequate parking is available within the site. The Local Highway Authority note that there is an existing footway south of the site and crossings for the public transport stop. It considers that the existing verge appears to be sufficient width for a footway to join the existing footway at the applicants own expense. Taking in to account the existing use, the Highway Authority has confirmed that it has no objections to the proposal subject to the imposition of a condition that would require the applicant to provide footways that link continuously and conveniently from the entrance to Camelot Caravan Park to the nearest existing public transport service at Sandysike. The footway is to be provided/completed prior to first occupation of the development.

- 6.15 The nearest bus stop at Sandysike is approximately 440m away from the caravan site. The costs of providing a 440m x 1.8m wide footway along this stretch to a Cumbria County Council standard (including road kerb and pin kerb to the rear finished in bound macadam surfacing and all traffic management required to complete the works) would cost in the region of £77,000.00 + V.A.T. The County Council considers that the cost could actually be significantly higher than this as drainage would also need to be installed.
- 6.16 Paragraph 56 of the National Planning Policy Framework makes it clear that planning conditions should be kept to a minimum and should only be imposed where they are:
1. necessary;
 2. relevant to planning;
 3. relevant to the development to be permitted;
 4. enforceable;
 5. precise; and
 6. reasonable in all other respects
- 6.17 Given that the proposal is only for 15 additional caravans it would not be reasonable to require the applicant to pay such a large sum of money. This issue has been discussed with the County Council and as a result it has investigated the possibility of providing a new bus stop near to the caravan site. The officers who visited the site consider that it would not be safe to provide a bus stop at the entrance to the site. The County Council has, therefore, retained their request for a footway to be provided to the nearest bus stop at Sandysike.
- 6.18 One of the reasons for this is because the County Council has received a request via a local councillor for a footway to be provided to the bus stop as some of the caravan owners use public transport to access the site. The County Council acknowledges that in hindsight, it probably would have been advisable to have requested the footway when the application for up to 40 units was made or when the original application was made. The County Council note that although this application is for 15 units, the total site is proposed to provide approximately 55 units without suitable access to public transport.
- 6.19 This application is only for 15 caravans and the County Council should have requested some financial contributions towards footway improvements when the original application for 24 caravans, and the subsequent application to increase the number of caravans on the site to 40, were made. It would not now be reasonable to require the applicant to pay £77,000.00 + V.A.T given the scale of the development currently proposed. A condition requiring the applicant to construct a footway 440m long would not meet the planning tests set out in Para 55 of the NPPF (given the cost) and this suggested condition has not, therefore, been included in the recommendation.

Conclusion

- 6.20 In overall terms, the proposal would be acceptable in principle. The siting, scale and design of the caravans would be acceptable and they would not have an adverse impact on the Ancient Woodland or on existing trees. The proposed access and parking arrangements would be acceptable. Conditions have been added to deal with foul and surface water drainage. In all aspects, the proposals are compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

- 4.1 In November 1984, permission was granted for the provision of caravan site for 15 touring caravans, 2 residential caravans and an open storage area for 55 caravans and site for 5 tents (84/0772).
- 4.2 In April 1988, permission was granted for the erection of new toilet and shower block (88/0276).
- 4.3 In March 2016, permission was granted for change of use from touring park with caravan storage to site for 24no. holiday static caravans and two residential caravans (15/0968).
- 4.4 In July 2018, advertisement consent was granted for the continued display of freestanding sign (18/0374).
- 4.5 In December 2019, permission was granted for the variation of condition 2 (approved documents) of previously approved permission 15/0968 (change of use from touring park with caravan storage to site for 24no. holiday static caravans & 2no. residential caravans) to update layout plan to site 40no. holiday static caravans and 2no. residential caravans (19/0726).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.
- Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The approved documents for this Planning Permission comprise:
1. the submitted planning application form, received 20th May 2021;
 2. Site Location Plan, received 20th May 2021;
 3. Block Plan, received 20th May 2021;
 4. Site Layout as Proposed (Dwg 001 Rev C), received 14th July 2021;

5. Planning, Design & Access Statement, received 12th May 2021;
6. Drainage Strategy, received 12th May 2021;
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The static caravans hereby approved shall be used solely for holiday use and shall not be occupied as sole, principal or permanent accommodation.

Reason: To ensure that the approved caravans are not used for unauthorised permanent residential occupation in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

4. The site manager/owner shall keep a register to monitor the occupation of the static caravans hereby approved. Any such register shall be available for inspection by the Local Planning Authority at any time when so requested and shall contain details of those persons occupying the caravans, their name, normal permanent address and the period of occupation.

Reason: To ensure that the approved caravans are not used for unauthorised permanent residential occupation in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2015-2030.

5. The static caravans hereby approved shall be finished in green or beige and remain so unless agreed in writing by the Local Planning Authority.

Reason: To safeguard the landscape character of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, a scheme for the provision of foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of foul water disposal and in accord with Policy IP6 of the Carlisle District Local Plan 2015-2030.

7. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be

maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

8. Prior to the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To ensure a satisfactory landscaping scheme is incorporated into the development and to ensure that the proposal does not have an adverse impact on Ancient Woodland, in accordance with Policies SP6, GI3 and GI6 of the Carlisle District Local Plan 2015-2030.

9. Prior to the commencement of development, a scheme of tree and hedge protection shall be submitted to, and agreed in writing, by the Local Planning Authority. The tree and hedge protection shall be implemented in accordance with the agreed scheme, prior to commencement of any works or development on site, and maintained to the satisfaction of the Local Planning Authority for the duration of the development.

Within the fenced off area;

- 1 No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
- 2 No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
- 3 No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
- 4 No materials or vehicles shall be stored or parked within the fenced off area.
- 5 No alterations to the natural/existing ground level shall occur.
- 6 No excavations will be carried out within the fenced off area.
- 7 The tree and hedge protection fencing must be maintained to the satisfaction of the local planning authority at all times until completion of the development.

Reason: To ensure that existing trees are protected in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

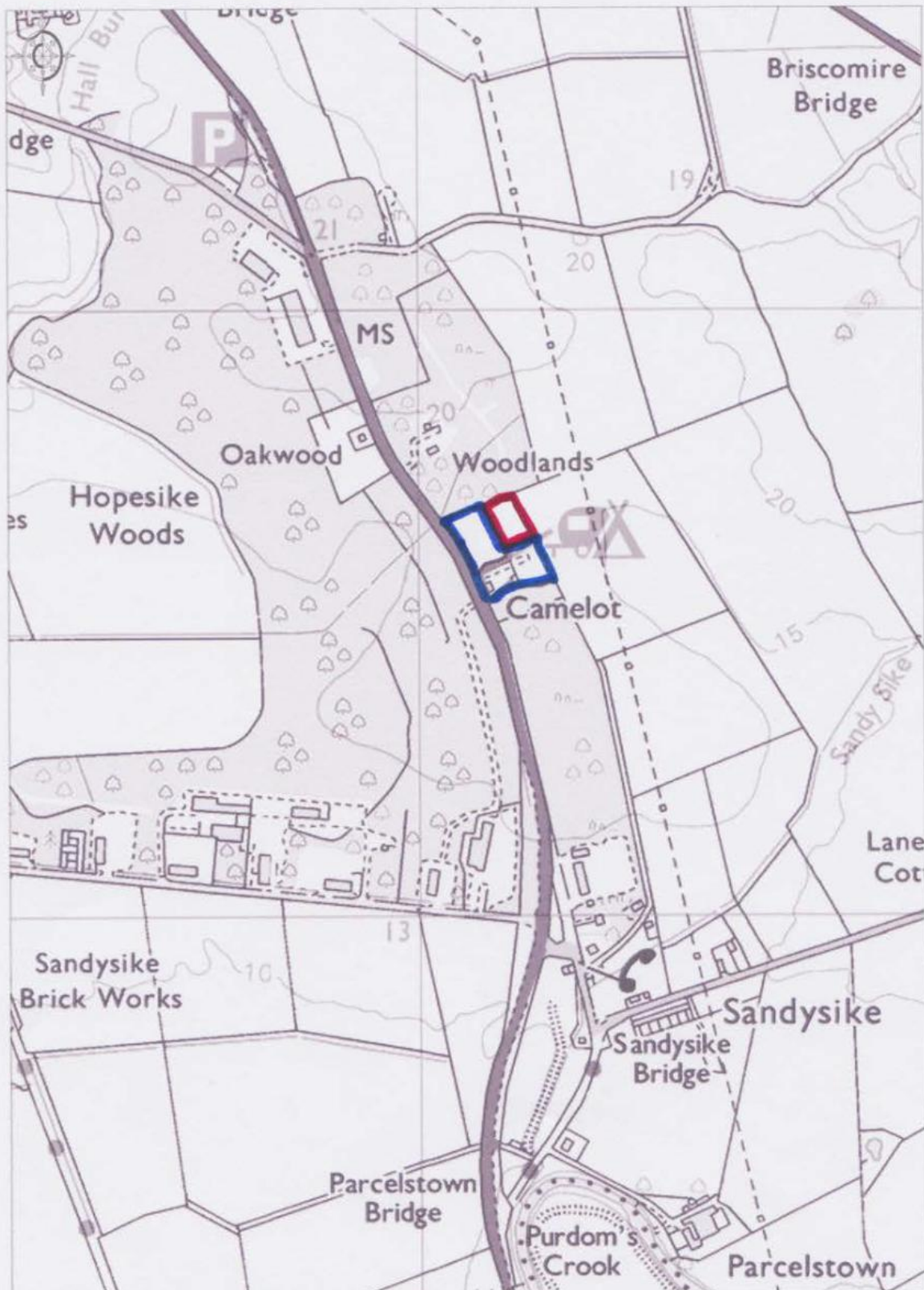
10. Prior to installation, details of any proposed means of external lighting shall be submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: To safeguard the character of the area, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the Local Planning Authority.

Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Camelot Caravan Park, Sandysike, CA6 5SZ
Site Location Plan



Block Plan Camelot



0 50
Metres



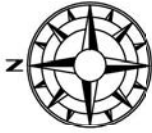
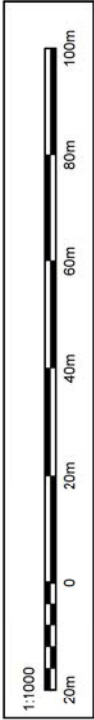
Plan Produced for: SRE Associates
Date Produced: 19 Apr 2021
Plan Reference Number: TQRQM21109143258359
Scale: 1:1250 @ A4

NOTES AND AMENDMENTS

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REVISIONS

Rev	Description	Drawn	Date
C	Dimensions and Scalebar	PM	13.07.21





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Purpose

Planning

Client

Mr W Stewart

Project

Camelot Caravan Park,
Longtown

Title

As Proposed

Scale	Sheet Size	Drawn	Date
1/1000	A3	jc	08/19
Project No	Drawing No	Revision	
1855	001	c	

