

SCHEDULE A: Applications with Recommendation

12/0845

Item No: 01

Date of Committee: 19/04/2013

Appn Ref No:
12/0845

Applicant:
Mr & Mrs S Nelson

Parish:
Stanwix Rural

Date of Receipt:
15/10/2012

Agent:
Ian Pick Associates Ltd

Ward:
Stanwix Rural

Location:

Greenfield Farm, The Green, Houghton, Carlisle,
CA3 0LP

Proposal: Change Of Use Of Land To Permit The Storage Of 20 Touring Caravans

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.2 The Impact Of The Proposal On The Character Of The Area
- 2.3 The Impact Upon The Highway
- 2.4 Other Matters

3. Application Details

The Site

- 3.1 The application site is located immediately to the rear of 6-8 The Green. With the exception of these properties, located adjacent to the northern boundary, the site is surrounded entirely by open countryside.
- 3.2 The application site comprises the residential property of Greenfield Farm; a storage building and an 11.5 acre field, together with another dwelling, which was approved under application 06/0090. The vehicular access to the site is

obtained via The Green.

- 3.3 The site is currently used for recreational purposes associated with 'horsiculture' together with the keeping of cattle for agricultural purposes. The site subject to this application is an area of existing hardstanding to the rear of the two dwellings, and adjacent to the storage building.

Background

- 3.4 This application is brought back before the Development Control Committee for determination as Members resolved to defer consideration of the proposal at the last Committee in order to undertake a site visit.

The Proposal

- 3.5 This application seeks approval for a change of use of an existing area of hardstanding to a caravan storage site for up to 20 touring caravans. Vehicular access is provided to the north of the site, adjacent to Number 8 The Green, with its boundaries being made up of hedging along the track with trees shielding the eastern boundary of the site itself.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to seven neighbouring properties. In response three letters of objection have been received along with five standard letters which have been signed by different individuals as well as a representation from the Ward Councillors. The grounds of objection are summarised as;
1. There is no clear reason for the storage, is it just an extension for the travelling community to live here?
 2. The road leading to this farm is inadequate and an increase in traffic will only lead to more potholes;
 3. The access is a narrow farm lane that already carries a number of cars both for private and business use, also, there are regular numbers of horses and riders;
 4. The surface of the lane up to South View passes Greenfield and is very lightly constructed, there is also a blind turn of over 90 degrees onto the lane between numbers 8 and 9 The Green;
 5. The lane is not adopted by the Council, so who would be responsible for the upkeep of the lane surface?
 6. There are already large storage sites for caravans at Low Harker and at Greenacres, all easily accessible, why should there be another site in the village area?
 7. The proposal will have a detrimental impact upon residential amenities, it is inappropriate and unsympathetic to the appearance and character of the local environment;
 8. Overuse of the path will cause potholes, collapsed drains and flooding of the lane; the lane is already subject to flash flooding;
 9. The proposal will cause a lack of privacy to neighbouring properties,

- where most disruption will happen on weekends, when working people want the opportunity to enjoy their own property and garden in peace;
10. Granting this application will breach our human rights in respect of allowing us peaceful enjoyment of our home and property;
 11. The caravans will not only be brought in for the winter but owners will access the site to maintain and clean their caravans many times a year;
 12. Have serious concerns about the safety of pedestrians, cyclists, horse riders, young children on scooters and children playing in the lane;
 13. There is no mention of any opening hours for this business, will owners be able to bring their caravans at all hours of the day and night?
 14. The location and shape of the proposed storage site will create unacceptable internal circulation and traffic, leading to excessive noise and creating hazards;
 15. Ownership of the access lane is unclear;
 16. Storing the proposed number of caravans on site is a fire hazard;
 17. There is no mention of waste discharging facilities, modern caravans have toilet facilities on board which will need discharging and cleaning;
 18. The property has no entrance gate, neither is controlled access in existence, this will raise security issues;
 19. There are other facilities for this type of venture already operating in the area which can cope with any additional demand, in much more suitable areas.
 20. Will there be any future expansion of the business?

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transportation: - no objections to the proposal, however, the public right of way must not be obstructed at any time;
Stanwix Rural Parish Council: - object to the proposal
Ramblers Association: - no response received;
Cumbria County Council - Highway Authority - Footpaths: - the footpath must be maintained at a width of 1.8m and no additional gates/stiles must be installed unless required for livestock control, and these must be approved by the highway authority;
Green Spaces: - no comments.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP5, CP6, LC8 and T1 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The proposal raises the following planning issues:

1. Impact Of The Proposal On The Character Of The Area

- 6.2 When considering this application Members should note that the site is located on an existing area of hardstanding, to the rear of the existing

dwellings and outbuildings on the site. The proposed caravans will be sited within the existing enclosed site, approximately 55 metres to the rear of the nearest properties.

- 6.3 As such, as the proposal would be located to the rear of an extensive site, well related to existing buildings and partially screened from view by a belt of landscaping to the east, and hedging and fences to the north, therefore, it is considered that it would not be detrimental to the character of the area.

2. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.4 There have been a number of objections raised against this proposal. Many of these relate to the impact upon the highway network and the inadequacy of the access, but also to the proposal having a detrimental impact upon residential amenities, drainage, loss of privacy, health and safety and security.
- 6.5 The site itself will be largely screened from the properties on The Green by the existing dwellings and associated buildings, along with the hedging and boundary fences. It is not considered that this proposal would impact upon the living conditions of the occupiers through unacceptable overlooking or noise as it would be over 50 metres away.
- 6.6 In terms of the impact of the caravans travelling past the properties on the green in order to gain access to the site the agent has confirmed that due to the nature of the modern caravan industry, it is anticipated that at least 50% of the users of the site will utilise seasonal pitches for the March to October caravan season, with the caravans taken from Greenfield Farm in March and returned in October. Over the course of the year the estimated traffic generation is considered to be 165 return trips per annum (3.1 per week). This is not considered to be at such a level to cause an unacceptable impact upon the occupiers of the neighbouring properties in terms of traffic generation, noise or loss of privacy.
- 6.7 In overall terms it is considered that the proposal would not have an adverse impact on the character of the area nor the living conditions of adjacent properties by unreasonable overlooking or noise. In all aspects the proposal is considered to be compliant with the objectives of the relevant adopted and emerging Development Plan policies.

3. The Impact Upon The Highway

- 6.8 The Highway Authority has raised no objections to the proposal, subject to the footpath not being obstructed during or after the completion of the development. They have stated that whilst the adopted public highway ends at approximately 6 The Green, the access track to the development site forms part of Public Right Of Way 132010. The surface of this PRow must be maintained in good condition, free of potholes, in accordance with standards set by the Local Planning Authority.

4. Other Matters

- 6.7 Several neighbouring properties along with the Parish Council have raised questions regarding the servicing/cleaning of caravans whilst in storage, along with the servicing and emptying of the toilets relating to storage and disposal of waste. This information has been requested from the applicants agent and it is anticipated that it will be received in time to be reported to the Committee Members.

Conclusion

- 6.8 Overall it is considered that the proposed caravan storage site will not appear intrinsically out of place or scale in the surrounding landscape. The proposed site is located to the rear of the existing properties and associated outbuildings, approximately 55 metres to the rear of the nearest properties on The Green. The Highway Authority have raised no objections to the proposal. In such circumstances, it is considered that the proposal will not cause unacceptable harm to the living conditions of neighbouring residents. On this basis, the proposal is recommended for approval.

7. Planning History

- 7.1 Permission was granted for a change of use of land to mixed use and erection of storage shed (retrospective) 06/1295;
- 7.2 Permission was granted for demolition of disused stables and erection of 1no. 4no. bedroom bungalow with double garage 06/0090;
- 7.3 Permission was granted for conversion of disused stables to form one detached 2no. bedroomed dwelling 02/0076.

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;
 2. the site plan received 11th October 2012;
 3. the location plan received 15th October 2012;
 4. the accompanying letter received 11th October 2012;
 5. the Notice of Decision; and
 6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The premises shall be used for the storage of touring caravans and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.

4. This permission shall not be exercised by any person other than Mr and Mrs S Nelson.

Reason: In order to safeguard the amenity of the character of the locality in accordance with the objectives of Policy DP1 and CP5 of the Carlisle District Local Plan 2001-2016.

5. There shall be no interference with the public's right of way over Public Footpath No. 132010 at any time during or after construction.

Reason: In order to prevent any obstruction to a public right of way in accordance with Policy CP1 of the Carlisle District Local Plan 2001-2016.

6. The proposed caravan storage area shall not be open for business except between 0800 hours and 2000 hours on Mondays-Sundays.

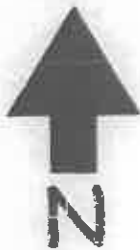
Reason: To prevent disturbance to nearby residential occupiers and in accord with Policy CP6 of the Carlisle District Local Plan 2001-2016.

7. No static caravans shall be stationed within the site without the prior permission of the Local Planning Authority.

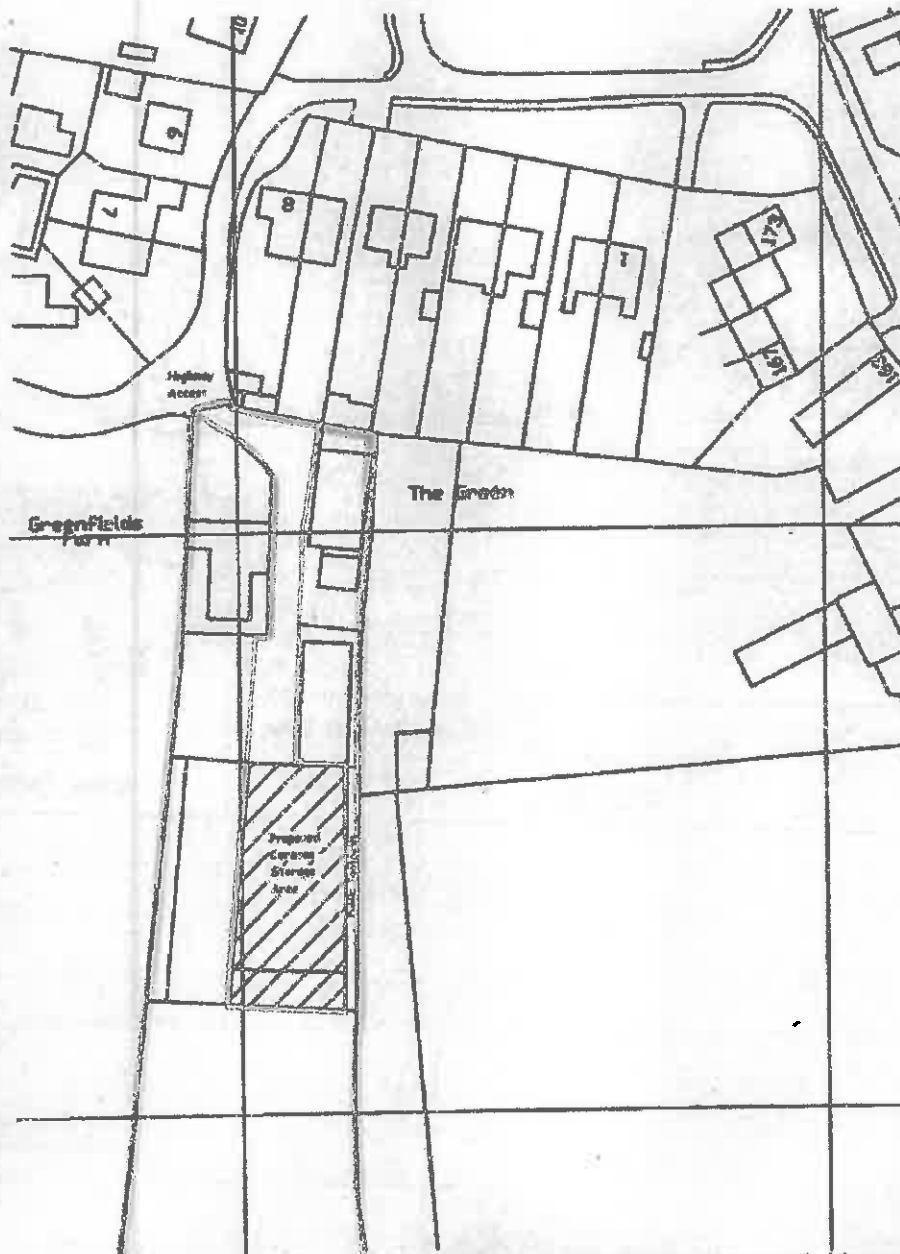
Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.

8. No hiring, sales or human occupation of caravans shall take place within the storage area, which shall only be used for the storing of touring caravans with any maintenance of the caravans limited to cleaning and valeting.


Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.

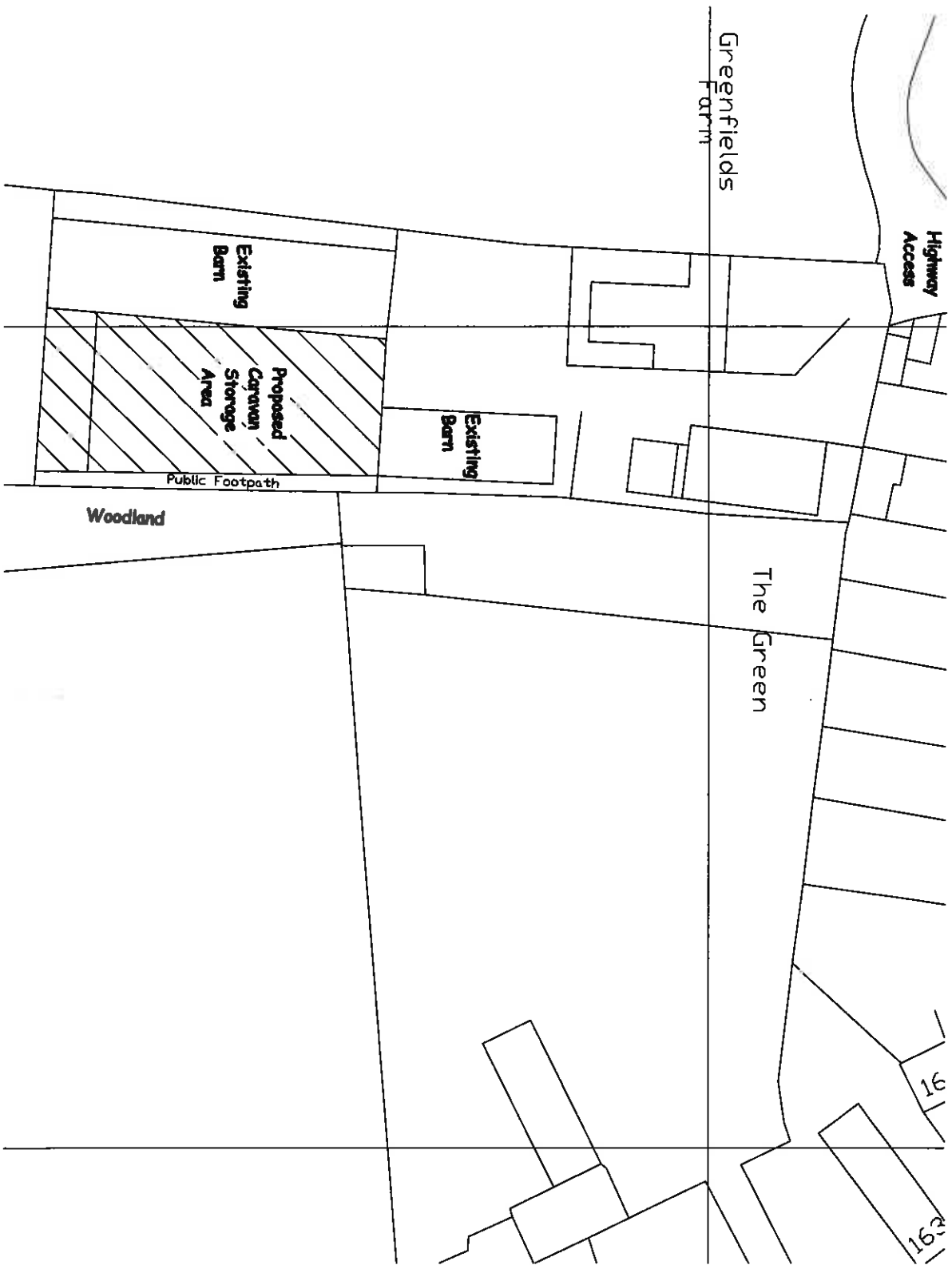


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<p>Ian Pick BSc (Hons) MRICS Liveseyn House Middle Street Kilham Driffield † Yorkshire S 48L Tel/Fax (01282) 421807 Mobile 07702014950</p> <p>Ian Pick Associates</p> 	<p>CLIENT</p> <p>Mr & Mrs Nelson Greenfield Farm Houghton Carlisle CA3 0LP</p>	<p>JOB TITLE</p> <p>Caravan Storage</p>	<p>SCALE</p> <p>1:1250</p>	<p>Rev</p> <p>-</p>
		<p>DWG. TITLE</p> <p>Location Plan</p>	<p>DWG. NUMBER</p> <p>IP/SN/01</p>	<p>DATE</p> <p>Oct 12</p>



Ian Pick BSc (Hons) MRICS
 Llandlyn House
 Middle Street
 Kidron
 Dorset
 DT105 4PL
 Tel/Fax (01202) 421807
 Mobile 07702814850

CLIENT

Mr & Mrs Nelson
 Greenfield Farm
 Houghton
 Cerride
 CA3 0LP

JOB TITLE

Caravan Storage

DWG. TITLE

Site Plan

SCALE

1:500

DRNUP

REVISION

DWG. NUMBER

IP/SM/02

DATE

Oct 12