

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND
REGULATORY SERVICES

TO: WEST CRAVEN COMMITTEE

DATE: 08th September 2020

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE ON 08 SEPTEMBER 2020

Application Ref: 20/0393/VAR

Proposal: Full: Variation of Conditions: Vary Condition 2 (Plans) of Planning Permission 19/0069/FUL.

At: Caravan Site, Lower Greenhill Farm, Kelbrook Road, Salterforth

On behalf of: Mr & Mrs N. Hudson

Date Registered: 29/06/2020

Expiry Date: 29/08/2020

Case Officer: Alex Cameron

This application has been brought before Committee at the request of the Chairman.

Site Description and Proposal

The application site is an agricultural field to the south west of Lower Green Hill Caravan Park. The caravan park lies between the villages of Kelbrook and Salterforth. The site is situated in open countryside and is surrounded by agricultural fields to the south, and west. To the east runs the access road to Bashfield Farm. The site is accessed off the B6383 Kelbrook Road via existing internal caravan park road which passes Lower Green Hill Farm and Barn.

Planning permission was granted on appeal for the change of use of a 1.3 hectare area of the field to accommodate 36 static caravans and 20 touring caravans as an extension to the existing caravan park.

This application a to vary the plans condition of that permission to increase the size of the approved ancillary storage building, alter its design and relocated it approximately 10m further to the south west. The approved plans include a storage building with a footprint of 5m x 3m an eaves height of 2.25m and a ridge height of 2.87m. This application proposes to increase that to a footprint of 7.5m x 5.5m an eaves height of 2.25m and a ridge height of 3.19m. The proposed building would have a stone base, timber board walls, profile metal sheet roofing and a roller shutter door.

Relevant Planning History

19/0069/FUL: Major: Full: Change of use from Agricultural to a Caravan Park and siting of 36 Holiday Lodge Caravans and 20 Touring Caravan Pitches. Appeal Allowed

Consultee Response

LCC Highways – No objection

Lead Local Flood Authority – You will recall that the surface water drainage scheme has already been approved for this site; as agreed under planning permission 19/0897/CND. Please could you ask the applicant to confirm whether the approved scheme is likely to be impacted in any way by the latest changes and if so how this will be managed.

Earby and Salterforth Drainage Board - After consultation with board members I have been asked to remind the planning committee that the Board would oppose any construction work which would increase the amount of surface water entering the waterways being increased and would

ask that this should be taken into account when considering any plans which might add to the surface water generation from increased areas of concrete and hard standing.

Salterforth Parish Council

Public Response

Site notices posted and nearest neighbours notified – No response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

ENV1 (Protecting and Enhancing Our Natural and Historic Environments) states that proposals in the designated open countryside should have regard to the Development in the Open Countryside SPG. The impact of new developments on the natural environment (biodiversity and geodiversity) should be kept to a minimum.

ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability.

Policy ENV4 (Promoting Sustainable Travel) requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

Policy ENV7 (Water Management) states that The design of all new developments (Policy ENV2) must consider:

1. The potential flood risk to the proposed development site.
2. The risk the proposed development may pose to areas downslope / downstream.
3. The integrated, or off-site, use of Sustainable Drainage Systems (SuDS) to help reduce surface water run-off from the development.
4. The availability of an adequate water supply and disposal infrastructure.

Policy WRK5 (Tourism, Leisure and Culture) states that Proposals associated with the provision of new or improved facilities for tourism, leisure and cultural activities, including accommodation for visitors, will be supported where they:

1. Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area's natural and historic environment.
2. Help to improve the quality and diversity of the existing tourism offer, and extend the tourist season.
3. Do not result in a significant increase in car usage and are readily accessible by public transport, and sustainable modes of transport (e.g. walking and cycling).
4. Support conservation, regeneration and/or economic development objectives, including the promotion of cross-border initiatives.
5. Are of an appropriate scale and will not have a significant detrimental effect on the natural or historic environment, local amenity or character of the area.
6. Achieve high environmental standards in terms of design and accessibility.

Visual Amenity and Landscape Impact

The proposed increase in the size and alteration in the position of the storage building would not result in any unacceptable visual impacts, it would be set against the existing caravan site and would not appear isolated or excessively prominent and would be of an appropriate scale and design in this rural setting. The proposed variation of the plans is acceptable in terms of visual amenity in accordance with policy ENV2 and WRK5.

Residential Amenity

The proposed storage building would not result in any unacceptable residential amenity impacts. The proposed development is therefore acceptable in terms of residential amenity in accordance with policy ENV2.

Highways

The proposed storage building would not result in any unacceptable highway safety impacts. The proposed development is acceptable in terms of highway safety in accordance with policy ENV4.

Drainage

The proposed increase in the size of the building would result in a very minor increase in the impermeable area of the building's footprint of 26.25m², the impact of this would not be material to the overall surface water drainage of the site.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed variation of condition is in accordance with the policies of the Pendle Local Plan Part 1: Core Strategy and the saved policies of the Replacement Pendle Local Plan. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

1. The development permitted shall be begun before the expiration of three years from the date of the permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 400 Rev C, 501, 7325/020, 7325/021, 7325 Fig 3 Rev B, 200 Rev C.
3. There shall not be more than 20 touring caravan pitches and 36 static caravans sited within the approved application site and they shall be laid out in accordance with the approved plan 501.
4. The caravan pitches / static caravans shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up-to-date register of the names of all owners of caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.
5. All static caravans shall be finished/painted prior to being brought on to the caravan park in a colour to be first agreed in writing by the Local Planning Authority and thereafter maintained in accordance with the approved colour.
6. Provision shall be made within the site for the parking of not less than one car per caravan pitch / static caravan, together with turning spaces such that vehicles serving may both enter and leave

the site in a forward gear, in accordance with the approved plans. The caravan pitches /static caravans hereby approved shall not be occupied unless and until the access, parking and turning areas have been laid out, surfaced and made available for use and the parking and turning area shall thereafter remain free from obstruction and available for parking and manoeuvring purposes at all times thereafter.

7. The use hereby approved shall not commence unless and until the works to the junction and access road detailed in drawing Nos. 7325/020, 7325/021 have been completed in accordance with a scheme of construction of the site access to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the junction.

9. The use hereby approved shall not commence unless and until the existing vehicular access to the site from the access road to Bashfield Farm has been physically and permanently closed and thereafter, notwithstanding the provisions of Part 2 classes A and B of the second schedule of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no vehicular access to the site from the access road to Bashfield Farm.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

11. No caravans shall be sited on the approved application site unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the commencement of the use of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

12. The development shall be carried out and operated in full accordance with the mitigation and compensation recommendations of the Ecological Impact Assessment dated 13/08/2018. No caravans shall be sited on the approved application site unless and until a scheme for the installation of bat boxes has been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in accordance with the approved scheme prior to the commencement of the use of the development and maintained thereafter.

13. No external lighting shall be installed within the approved application site unless and until details of the lighting have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, size, wattage, location, intensity and direction of the lighting. Any external lighting shall at all times be in strict accordance with the approved details.

14. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage

scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed a maximum rate of 9.1l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) A site layout plan showing flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Details of water quality controls, where applicable.
- f) Details of an appropriate management and maintenance plan for the surface water drainage scheme for the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

15. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in strict accordance with the approved details.

16. The site shall be developed with separate systems of drainage for foul and surface water on and off site. No development shall commence unless and until details of the foul water drainage have been submitted to and approved in writing by the Local Planning Authority. If sewage pumping is required, the peak pumped foul water discharge shall not exceed 4 (four) litres per second.

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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/CPB

Date: 27th August 2020