

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/1616/14/FL

Parish(es): WATERBEACH

Proposal: Erection of Replacement Office/Reception, Staff/Utility Facilities and Storage Area

Site address: Chittering Park Caravan Site, School Lane, Chittering

Applicant(s): Chittering Park Ltd.

Recommendation: Delegated Approval (as amended)

Key material considerations: Countryside
Business

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Waterbeach Parish Council

Date by which decision due: 28 August 2014

Site and Proposal

1. The site is located outside the Waterbeach village framework and in the countryside. Chittering Park Caravan Site is situated within hamlet of Chittering to the east of the A10 and to the north of School Lane. The caravan park currently comprises a large grassed area to the north adjacent the access providing pitches for caravans and tents and a gravel area to the south that consists of a mobile home, portable office building and portable sanitary facilities. The site lies within flood zone 1 (low risk).
2. This full planning application, received on 3 July 2014 as amended, proposes the erection of an office/reception, staff/utility and storage building to replace the existing portable office building to be used in connection with the caravan park. The building would measure 12.5 metres in length, 6 metres in depth and have a height of 2.4 metres to the eaves and 5.2 metres to the ridge. It would have a rectangular floor plan and a pitched roof. The materials of construction would be timber weatherboarding above a red brick plinth for the walls and tiles for the roof.

Planning History

3. **S/2420/13/VC** - Variation of condition 2 of application S/0461/12/VC - Approved
S/2576/12/VC - Variation of condition 2 (restriction to seasonal use) of permission S/0461/12/VC to extend the times of the year which the site can be used for camping and touring caravans - Refused
S/0494/12/VC - Variation of condition 2 of planning consent c/1446/73/D for the temporary siting of a static mobile home for wardens accommodation for a period of three years (retrospective) - Refused
S/0461/12/VC - Variation of condition 2 of planning application s/1446/73/F for the extension of seasonal use of touring caravan site - Approved
S/1926/11 - Variation of condition 2 of s/1446/73/f for the temporary siting of static mobile home to serve as warden's accommodation for a period of three years, the extension of use of the caravan site season by 2 months from march 1st through to october 31st and the provision of security entrance barrier (retrospective) - Refused
S/0700/11 - Retention of portakabin in connection with the existing camping and caravan site - Approved
S/0447/06/F - Use of existing touring caravan and camping site for the siting of 18 cabin style static holiday units - Refused
S/1217/04/F - Redevelopment of existing caravan park to comprise 39 touring pitches, new toilet/shower/laundry block, reception building and internal road and extension of season to 11 months from 6th February to 5th January - Approved
C/1446/73/D - Touring caravan and camping site plus toilets and shower block - Approved

Planning Policy

4. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
NE/6 Biodiversity
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
5. **Submission Local Plan (March 2014)**
S/7 Development Frameworks
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
TI/2 Planning for Sustainable Travel
6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

7. **Waterbeach Parish Council** – Recommends refusal on the following grounds: -
 - i) We are not happy that this would be a permanent new building.
 - ii) The plans do not reflect the current layout of the site.

iii) The building appears to be outside the development envelope.

8. **English Heritage** – Comments that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

Representations by members of the public

9. The occupier of Orchard Farm, School Lane objects to the application on the grounds of a permanent building that is on a site outside the village framework and questions the need for staff showers. Requests a clause that the building cannot be used for residential purposes should planning permission be granted. Also comments that there are conditions outstanding in relation to previous applications at the site.

Material Planning Considerations

10. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the countryside and the impact of the development upon the character and appearance of the area, the setting of heritage assets and the residential amenities of neighbours.

Principle of Development in the Countryside

11. The site is located outside of any development framework where only development for agriculture, horticulture, forestry, outdoor recreation, and other uses that need to be located in the countryside will be permitted. The proposed building is related to the use of the site as a tourist facility that needs to be located in the countryside. It is of a scale that is essential to the operation of the facility and would ensure retention of a viable rural business. The development is therefore considered acceptable in principle.

Character and Appearance of the Area

12. The building would be sited to the rear of the existing buildings along School Lane and would be barely visible from public viewpoints. The scale, form, design and materials of the building would be appropriate to its countryside location and reflect that of a traditional agricultural outbuilding. The development is not therefore considered to harm the character and appearance of the area.

Heritage Assets

13. A Scheduled Ancient Monument is situated to the north of the site. The development is not considered to adversely affect the setting of the adjacent Scheduled Ancient Monument due to its location within an already built up area of the caravan site.

Residential Amenity

14. The site is located adjacent to a residential property known as The Old School House. The development is not considered to result in a loss of outlook or light to the dwelling or its rear garden given the siting of the building off the boundary, the low height of the building, the design of the building with the roof pitch sloping away, the fence and landscaping that create a screen along the boundary and orientation to the north.

Other Matters

15. The comments of the neighbour in relation to the future use of the building are noted. However, it is not considered reasonable to condition the use of the building to ensure that it would not be used for residential purposes given that planning permission would be required to change its use.
16. The conditions of previous planning applications are not considered relevant to this proposal. However, the enforcement officer has been passed a copy of the letter from the neighbour that outlines the concerns.

Conclusion

17. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

18. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the following conditions and informatives: -

Conditions

- i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- iv) No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.
(Reason - In the interests of visual amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- v) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

- vi) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Reference S/1616/14/FL

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