

	<p align="center">REPORT TO PLANNING & DEVELOPMENT COMMITTEE</p> <p align="center">TO BE HELD ON THURSDAY, 11 December 2014</p>	
<p>APPLICATION REFERENCE NO: 14/01920/FL</p>	<p>TARGET DATE: 15 December 2014</p>	<p>GRID REF: 514057-475830</p>

REPORT OF THE PLANNING SERVICES MANAGER – PSM/14/419

SUBJECT: Installation of 21 new hardstanding bases for 21 static caravans with associated car parking spaces, new internal access road and associated landscaping and infrastructure works. Demolition of a toilet/shower block and replacement with a new toilet/shower block for Bourne Leisure Limited Reighton Sands Holiday Village Sands Road Reighton Gap Filey NORTH YORKSHIRE YO14 9SH

1.0 THE PROPOSAL

1.1 This application is associated with the on-going overall re-organisation of the Reighton Sands Holiday Park, which is being re-developed in a similar manner to the applicant's other Holiday Parks in the area; Primrose Valley and Blue Dolphin.

1.2 The proposal is for the siting of 21 static caravan pitches together with an area of open space on a 1.3 hectare strip of land along the southern boundary of the park which currently has consent for the siting of touring caravans.

1.3 A new toilet and shower block (to replace the existing) is also proposed on an area of land between the easternmost touring caravan area the tenting area which forms the eastern 'wing' of the park. With respect to its scale, the block would have a floor area of approximately 205 square metres and eaves and ridge heights of 2.2 and 4.7 metres respectively. The walls are proposed to be clad in cedar board, and the roof is proposed to have a Sedum 'green roof'.

1.4 The application has been accompanied by a Planning Statement incorporating a Visual Impact Assessment; Flood Risk Assessment and Drainage Strategy; and, an Ecological Assessment. Full drainage, plinth and landscaping details have also been submitted.

2.0 SCREENING OPINION REQUIRED?

2.1 Yes - EIA not required.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken.

4.0 CONSULTATIONS AND COMMENTS

4.1 The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.2 Reighton/ Speeton Parish Council:

- Whilst the Council has no objection to this development it is hoped the Borough Council will closely monitor the work to ensure the developer fulfils their undertaking to maintain and not harm the row of pine trees on the southern boundary.

4.3 Highway Authority: Awaited

4.4 Environment Agency: Drainage details should be approved by the Council's Drainage Engineer

4.5 Yorkshire Water: No objection

4.6 Drainage and Coastal Engineers (SBC): Awaited

4.7 Environmental Health (SBC): No objection

4.8 County Archaeologist: No objection

4.9 Natural England: Refer to standing advice. This advises that there is a reduced probability of the development harming species protected by law or their habitat.

4.10 Landscape Architect (SBC): Awaited

4.11 Publicity - Consultation period expired on 28 October 2014

5.0 RELEVANT SITE HISTORY

5.1 This site has an extensive planning history. Those entries most relevant to the consideration of this application are set out below:

5.2 1987 - Re-development of part of holiday village to provide static and touring caravan areas, and 25 holiday bungalows on land north-west of Sands Road - permission granted subject to conditions.

5.3 2004 - Extension to bar and facilities - permission granted subject to conditions.

5.4 2007 - Demolition of existing chalets, removal of existing caravans, replacement of revised static caravan layout, roads and landscaping - permission granted subject to conditions.

5.5 2008 - 9 hole golf course and timber kiosk - permission granted subject to conditions

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan (Saved Policies)

L6 - Caravan Site Provision

L7 - Development within Caravan Sites

C7 - Foul and Surface Water Disposal

E2 - The Coastal Zone

E7 - Local Nature Conservation Sites

E12 - Design of New Development

E18 - Development Close to Coastal and other Cliff Edges

L1 - New Tourist Attractions

National Planning Policy Framework

NPPF1 - Building a strong, competitive economy

NPPF3 - Supporting a prosperous rural economy

NPPF7 - Requiring good design

NPPF10 - Meeting the challenge of climate change, flooding and coastal change

Scarborough Borough Supplementary Planning Documents

None relevant

Local Planning Policy Guidance

None relevant

7.0 ASSESSMENT

7.1 Taking into account the relevant planning policy, consultation responses and all other material planning considerations, your Officers consider the key considerations in the determination of this application to be:

- Principle of the proposed development
- Impact on visual amenity
- Highways and parking
- Drainage and cliff stability
- Ecology

Principle of the development

7.2 Notionally, the proposal will increase the number of static caravans over the existing arrangement by 21. However, in the view of Officers, this application ought to be viewed in the context of the re-organisation of a large portion of the site permitted by the 2007 consent, which involved the loss of 136 pitches in total. It should also be noted that planning permission exists for 54 touring caravan bases on this area. With this in mind, the proposed does not amount to an intensification of use of the site.

7.3 Furthermore, both parts of this application (the new static caravan pitches together with the toilet/ shower facility) lie within the approved or established holiday park, as shown on the Proposals Map of the Scarborough Borough Local Plan. The proposals do not involve any extension of the existing caravan site or alteration to its boundaries and, therefore, there is no conflict with Local Plan Policy L6.

7.4 Section 1 the NPPF is also an important consideration in assessing the principle of the development. It requires that planning decisions 'support existing business sectors' and allow businesses to 'respond to changes in economic circumstances'. Both elements of the proposal are part of the on-going consolidation and redistribution of development on the site. As part of a scheme of modernisation and improvement (to align the offering to market requirements), your Officers consider that the proposal is supported by the provisions of Section 1 of the NPPF.

Impact on visual amenity

7.5 Starting with the proposed static caravan pitches, these will be positioned on the strip of ground at 'the back' of the site adjacent to the mature planting line which runs west to east between the holiday park and the golf course. Whilst this strip of land is higher than the majority of the park, from all vantage points the static caravans will be seen in the context of other caravan development and with a backdrop of mature planting; crucially, due to the established planting, the 21 caravans will not be incongruously 'silhouetted' against the skyline in views from the coastal path. Without this planting, your Officers do not consider that the development would be acceptable, and as such Officers advise that a condition is applied to any consent requiring the protection of the existing planted buffer.

7.6 With respect to the proposed toilet/ shower block, by reason of its siting amongst caravan development, its modest scale and massing (being only 4.7 metres tall at its highest point) and its green roof and timber clad walls, Officers not consider that it will be unduly prominent in important vista from the cliff top path or other vantage points, and it is considered that the development will successfully assimilate into its sensitive Coastal Zone setting.

Drainage

7.7 Drainage is a sensitive issue in this locality in the context of cliff stability. As such, although the application site itself is highly unlikely to flood due to its elevated position, the applicant has submitted a detailed Flood Risk Assessment which evaluates the

impact of the development, and this has informed a drainage strategy for foul and surface water.

7.8 The Council's own Engineers have been consulted. Their comments are still awaited and will be reported verbally at the meeting. However, it should be noted that the proposal involves approximately 50% less hard standing in this area than the 2007 consent allows for (54 touring caravan bases).

Highways and parking

7.9 The Local Highway Authority Area Liaison Officer has assessed the proposal from parking and safety perspectives and has not objected to the scheme. Therefore, officers do not consider that the proposed development will create undue danger within the site or that it will detract from the safety and convenience of users of the public highway.

Ecology

7.10 Officers have visited the sites for both aspects of the proposal and have compared their observations against the Natural England Standing Advice (as required by the Natural England response) and the applicant's detailed Ecological Assessment. It is considered that the development is highly unlikely to harm species protected by law or their habitat.

8.0 CONCLUSIONS

8.1 In light of these observations, the proposed development is considered to be in accordance with Local Policies identified in Section 6 of this report. Furthermore, your Officers consider that the development constitutes sustainable development as required by the NNPf. With this in mind, your Officers advise that the development is acceptable on its planning merits subject to the conditions set out below.

POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is acceptable and the application was therefore approved without the need for further proactive action from the Local Planning Authority.

RECOMMENDATION

PERMISSION BE GRANTED, subject to the following condition(s)

1 The development shall be carried out in accordance with the following plans:

- 1108/14/3 (PLAN AS PROPOSED FOR 21 BASES AND NEW TOILET BLOCK AND SECTIONS);
- 1108/14/4 (FACILITIES BUILDING ELEVATIONS);
- 1108/14/5 (FACILITIES BUILDING PLAN AND SECTION);
- 1108/14/11 (FOUL AND SURFACE WATER DRAINAGE);

- 1108/14/13 (EXTRACT OF BASE DETAIL);
- W1857 (0001) B Detailed landscaping scheme.

Reason: To avoid doubt, and to ensure the site is properly drained and landscaped.

2 The scheme of landscaping as shown on drawing ref: W1857 1001(B) shall be implemented as approved within 12 months of the commencement of development and shall thereafter be retained and maintained. Those areas of landscaping marked on the approved drawing as 'Existing Planting' shall be retained. In the event of any of the trees or shrubs so planted or as existing dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

Reason: To safeguard the character and landscape of the area in accordance with policies L1, L6, L7, E2, E12 and E27 of the Scarborough Borough Local Plan.

3 That a sample of the timber cladding and treatment to be used in the external cladding of the toilet/ shower block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development. The development shall be carried out in accordance with the approved details and shall be retained as such.

Reason: To ensure the development preserves the character of the area in accordance with policy E12 of the Scarborough Borough Local Plan 1999.

4 The occupation of the static caravans on this site shall be limited to the period 1 March in each year to 4 January in the following year.

Reason: To prevent the use of the use of this site as a residential caravan site, in accordance with Policies E1, E2 and L7 of the Scarborough Borough Local Plan.

5 The caravans shall be occupied for holiday purposes only and shall not be used as a sole or main residence by any person.

Reason: To prevent the use of the use of this site as a residential caravan site, in accordance with Policies E1, E2 and L7 of the Scarborough Borough Local Plan.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR DANIEL METCALFE ON 01723 383538 email daniel.metcalfe@scarborough.gov.uk

