

Reference: 06/16/0532/F (a)
06/16/0535/O (b)
06/16/0539/F (c)

Parish: Belton
Officer: Mr G Clarke
Expiry Date: 16/11/2016

Applicant: Mrs S Myrha

Proposal: (a) Removal of condition 1 of planning permission 06/87/0062/F – occupancy condition.

(b) Change of use of part of Rose Farm Touring Holiday Park to residential park homes.

(c) Removal of condition 2 of planning permissions 06/04/0332/F, 06/10/0564/F and 06/11/0666/F to permit holiday touring units 12 months use.

Site: Rose Farm Touring Park
Stepshort
Belton

REPORT

1 Background / History :-

- 1.1 This item consists of three separate planning applications which are being dealt with together as they all relate to Rose Farm Touring Park and are interdependent, the main application for Committee to consider is the change of use of part of the holiday park to the siting of park homes for residential use which is a departure from the Local Plan.
- 1.2 The site is set back from the road on the north east side of Stepshort, there is a bungalow at the southern end which is occupied by the site owners, the bungalow also includes a reception area and facilities for people using the site. On the southern boundary there is an area of land which has recently been granted planning permission for the erection of 64 dwellings (06/15/0622/F). To the west of the site there is an unmade road which serves several dwellings and a business use, there is a bungalow adjoining part of the northern

boundary and a house to the west of the unmade road. The remainder of the site along the former railway line has open fields to either side.

- 1.3 The touring park began when planning permission was granted on appeal for the use of the former railway line as a site for 30 touring caravans in 1985 (06/85/0140/F), in 1988 permission was granted for an extension of the site onto the area of land to the north of Rose Farm bungalow (06/87/0841/CU). Neither of these consents included conditions limiting the months of use of the site so these areas can be used all year round for holiday purposes. Subsequent to this the site was the subject of many different applications relating to storage of caravans, toilet blocks and variations in the numbers of caravans, motor homes and tents allowed on the site. In 2004 permission was granted for additional touring caravan/motor home/tent pitches on the old railway line (06/04/0332/F) and in 2007 permission was granted to allow the use of an area of land on the northern side of the old railway line as part of the site (06/07/0665/CU), this was initially granted a temporary consent which was made permanent in 2010 (06/10/0564/F).
- 1.4 Over time various permissions had been granted which allowed varying numbers of tents, caravans and motor homes on different parts of the site which restricted the operation of the park. In order to simplify the permission and to allow more flexibility in the use of the site, a planning application was submitted in 2011 to vary the conditions to allow any type of touring unit subject to the same overall number of units as previously allowed (06/11/0666/F). This application was approved with a condition restricting the use of the land towards the north eastern end of the site to the period between 1st April or Easter, whichever is the earlier, and 30th September in any year.
- 1.5 Rose Farm bungalow was originally approved as an agricultural dwelling in 1969, in 1987 planning permission was granted to replace the agricultural occupancy condition with a condition limiting the occupation of the bungalow to persons owning or employed in the operation of the adjoining touring caravan site (06/87/0062/F).

2 Consultations :-

- 2.1 Parish Council – no objections to the applications.
- 2.2 Highways – No objections subject to a condition requiring further details of roads, parking, visibility splays to be submitted.
- 2.3 Environmental Health – Should planning permission be granted the site owners must contact Environmental Health for a site inspection for the purposes of gaining a residential site licence. The site will need to be compliant with the site conditions for permanent residential sites that are derived under the Caravan Sites and Control of Development Act 1960.
- 2.4 Strategic Planning – No comments to be made.

- 2.5 Building Control – No adverse comments.
- 2.6 Norfolk Constabulary – suggestions regarding security of the site.
- 2.7 Neighbours – The occupiers of La Corbiere, the bungalow adjoining the northern boundary, have made various comments regarding the applications copies of which are attached.

3 Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 **POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH**

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 **Policy CS8 – Promoting tourism, leisure and culture**

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the

wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the

settlement's position in the settlement hierarchy, in accordance with Policy CS2

- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible
- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough.

4 Assessment :-

4.1 Application No: 06/16/0535/O – change of use of part of holiday park to residential park homes.

- 4.2 This application is for the wider area of land to the southern part of the site which currently has permission for touring units and storage of caravans, there is an existing park home on this part of the site which is occupied by a relative of the site owners. The proposal is to use this area of land for the siting of residential park homes which be occupied all year round as dwellings, the site will use the existing access off Stepshort which will also serve the remaining area of the touring park. The application has been submitted in outline form with an indicative drawing showing the possible siting of twenty park homes.
- 4.3 The development of the park homes is intended to generate funds that would be invested in improving and updating the touring park, the nature of the holiday business has changed in recent years with people using the these type of parks demanding better facilities such as electric hook-ups and hardstandings and in order to continue trading the site needs considerable investment.
- 4.4 The occupiers of La Corbiere, the bungalow adjoining the northern boundary of this part of the site have no objections subject to various conditions one of which is the erection of a fence to the north and west side of the site and the removal of the trees on the west boundary and replacement with suitable hedging. It would be reasonable to require a fence along the northern

boundary with La Corbiere but the western boundary currently has a tall conifer hedge which screens the house to the west and the application site. The hedge is well maintained and there is no justification in asking for it to be removed.

- 4.5 The site is outside but directly adjoins the Village Development Limit as shown on the Local Plan Policies map and also adjoins the recently approved development of 64 dwellings on the land to the south east. The Interim Housing Land Supply Policy (IHLSP) states that new development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits subject to meeting various criteria. This proposal is for a small scale development on land that can already be occupied all year round by caravans, the site is well screened and the development will not have any adverse effect on neighbouring property, the landscape or character of the area and is considered to comply with the criteria of the IHLSP.
- 4.6 One of the strategic objectives of the Core Strategy (SO3) is “accommodating a growing population by providing sufficient housing in a range of styles and tenure that meet the Borough’s existing needs, including that of its ageing population, whilst taking into account future population growth.” The park homes will provide affordable dwellings in a secure environment that will add to the variety of accommodation in the Borough. The development complies with criteria (a) and (b) of Policy CS8 in that it will help to upgrade and protect the existing holiday site and the overall aims of Policies CS1 and CS2 by providing new dwellings in a sustainable location.
- 4.7 For the above reasons the proposed change of use of this part of the holiday park to a residential park home site is considered acceptable.
- 4.8 Application No: 06/16/0532/F – removal of restrictive occupancy condition for Rose Farm Bungalow.**
- 4.9 The bungalow on the site that is presently occupied by the site owners was originally approved as an agricultural workers dwelling in 1969, in 1987 planning permission was granted to replace the agricultural occupancy condition with a condition limiting the occupation of the bungalow to persons owning or employed in the operation of the adjoining touring caravan site (06/87/0062/F).
- 4.10 When consent was originally granted the site was outside any area zoned for development, the bungalow is now within the Village Development Limit as defined on the current Local Plan Policies Map and the previous Borough-Wide Local Plan Proposals Map. If permission is granted for the park home site the bungalow and its associated reception and customer facilities will be in the wrong location and will be surplus to requirements. As part of the overall development a new reception building will be built nearer to the remaining touring park and the owners will occupy one of the park homes.
- 4.11 The bungalow has the benefit of a separate vehicular access from the road to the west so can easily be separated from the touring park, the bungalow is

within the Village Development Limit and therefore there is no objection to the removal of the condition.

4.12 Application No: 06/16/0539/F – removal of condition 2 of planning permissions 06/04/0332/F, 06/10/0564/F and 06/11/0666/F to permit holiday touring units 12 months use.

4.13 This condition only applies to an area at the north eastern end of the site and the part of the land on the northern side of the old railway line that was approved under 06/10/0564/F, the remainder of the site does not have any condition limiting the time that it can be used. The proposal is to remove this condition to allow the whole of the touring park to be used all year round. It would be reasonable to have a consistent approach so that the whole site can be occupied during the same time period, the condition can be replaced with one that states that the site shall only be used for touring holiday units and that no part of the site shall be occupied by any individual or family group for a period of more than four weeks at any one time in order to retain control of the use.

5 RECOMMENDATION :-

5.1 Approve all three applications for the reasons given in the individual sections of the report.

Internet Consultees

Application Reference 06/16/0535/O

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr John J Edwards & Mrs Eileen B Edwards

Address La Corbiere

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Post Code NR31 9JS

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Email Address edwardsjohn33@outlook.com

For or Against NOS Subject to Condition

Speak at Committee ☐

If the committee decides to give permission for this development we request that the following conditions apply.

1. That the North & West sides of the area identified is screened within their boundary with an 8 feet high close boarded fence with removal of trees on the west boundary and replaced with suitable hedging (retaining the large oak tree).
2. Permission to be conditional on the owners carrying out this work before the development proceeds.
3. That the owners of Rose Farm maintain the fencing and hedging on an annual basis.
4. That the owners of Rose Farm are required to retain all surface water on site.
5. That the mobile homes to be erected will be to the standard as indicated by the brochure provided by the owner of Rose Farm.

Date Entered 03-10-2016

Internet Reference OWPC930

Internet Consultees

Application Reference 06/16/0532/F

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

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For or Against NOS Subject to Condition

Speak at Committee ☐

We have no objection to the restriction being removed, provided no other building is erected as indicated on drawing Plan RF5

Date Entered 03-10-2016

Internet Reference OWPC929

Internet Consultees

Application Reference 06/16/0539/F

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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For or Against NOS Subject to Condition

Speak at Committee

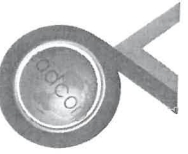
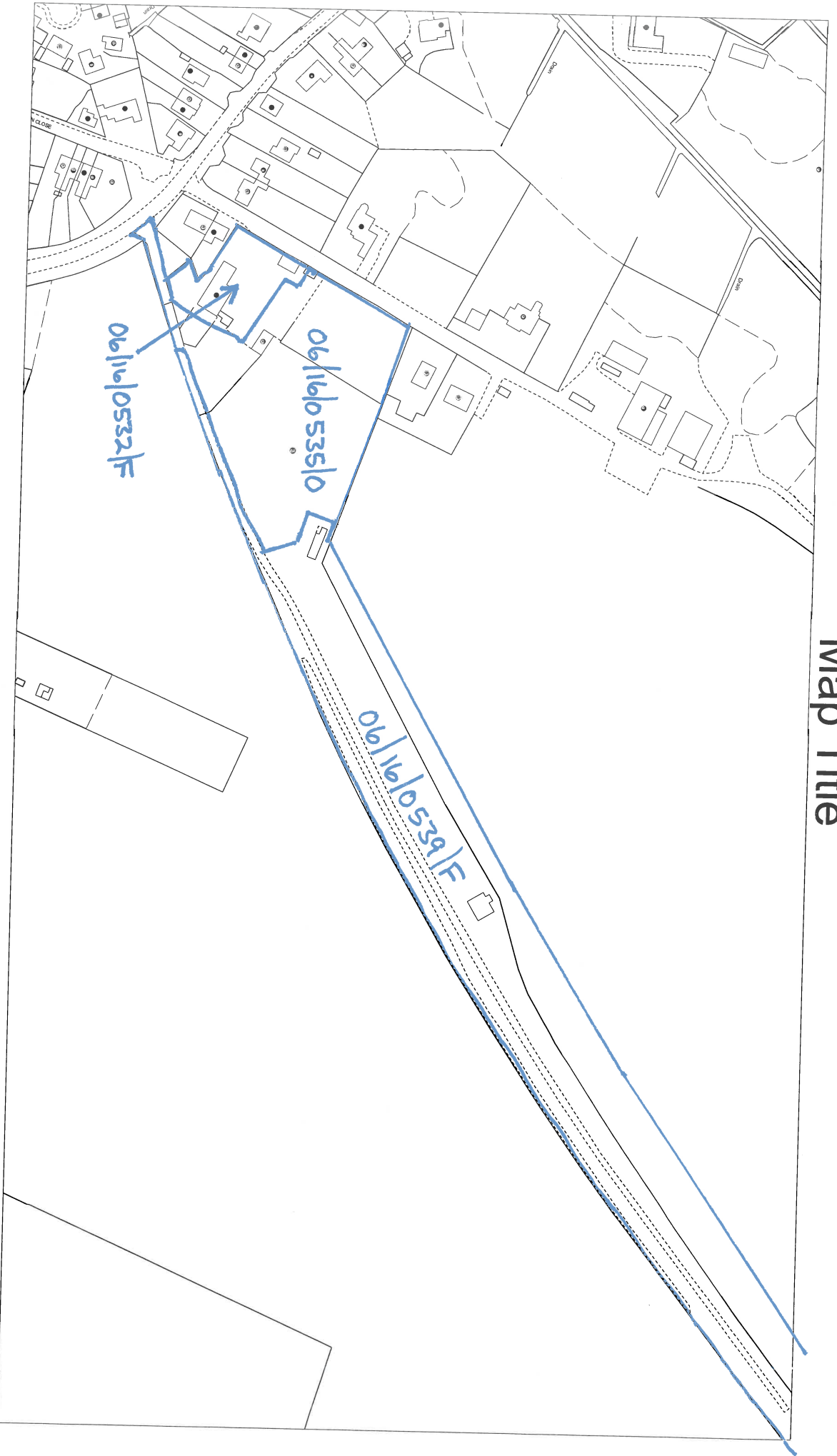
If this application is approved we ask for the following conditions to be applied:

1. Maximum length of stay to be 28 days with no return for 28 days
2. The stock proof fence already erected on the west boundary to be repaired and continually maintained.
3. With the loss of the storage and Maintenance buildings in the main field there is no identified area on the plan for this purpose.
4. We would ask that any future maintenance buildings be screened and planted appropriately.

Date Entered 03-10-2016

Internet Reference OWPC931

Map Title



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