

Reference: 06/15/0448/F

Parish: Hemsby

Officer: Mr J Beck

Expiry Date: 04-09-2015

Applicant: Ms Gillett

Proposal: 16 static holiday caravans with associated parking, internal roads and play area.

Site: Sundowner Holiday Park
Hemsby

REPORT

1 Background/History:-

1.1 The application site is to the west of Sundowner Holiday Park measuring approximately 1 hectare. The site is currently a disused golf course which is part of the existing holiday park. The golf course is predominantly formed of grassland with sparse coverage of trees. The site is close to a number of operating holiday parks including Newport Holiday Park, Sunningdale Holiday Park and Sea Breeze Holiday Park. To the south, beyond the golf course is open farm land and to the west of the site is an equestrian park and farmland.

1.2 The application is for the installation of 16 static caravans to the west of Sundowner Holiday Park laid out in a circular pattern with landscaping enclosing the proposal site. The proposal includes a children's play area and amenity space south of the proposed caravans. The application also includes alterations to the entrance of the site and a new access to facilitate the new caravans.

1.3 A similar application has been refused at this site before under planning application 06/14/0276/F although the refused application did not include the children's play park and amenity space.

1.4 Planning History:

06/98/0885/F- Extension to form function room, bar and toilet facilities. Approved 20-01-1999

06/99/1043/F- Renewal of planning permission for existing use as a touring caravan and tenting site. Approved 11-02-2000

06/00/0298/F- Change of use of land to form touring caravan site for 20 caravans with permanent toilet/shower block. Approved 01-06-2000

06/00/0419/CU- Use of caravan as sales office, use of part of land as caravan display. Approved 17-07-2000

06/02/0659/F- Renew 06/00/0419/CU for use of caravan as sales office. Approved 09-09-2002.

06/03/0085/F- Demolish swimming pool building, formation of new roads and 21 caravan bases. Refused 07-07-2003

06/07/0979/F- Retention of 2.4 high paling fences. Approved 04-01-2008

06/08/0737/F- Proposed extension to holiday park incorporating 155 caravans and landscape enhancements. Withdrawn 09-12-2008

06/11/0191/CU- Retrospective application for change of use from golf course car park to caravan sales. Approve 26-05-2011

06/13/0310/F- Renewal of planning permission 06/11/0191/CU, use of golf course car park to caravan sales. Approved 11-07-2013

06/14/0276/F- 16 Static Holiday Caravans and associated parking and internal roadway. Refused 10-07-2014

2 Consultations:-

2.1 Highways – No objection

2.2 Parish Council – No objection

2.3 Public Consultation – No comments

2.4 Strategic Planning – No comments

2.5 Environmental Health – No comments

3 Local Policy:-

POLICY TR1

The borough council's strategy is to seek to maintain the present level of tourism and fulfill any potential for growth giving due regard to the need to conserve and enhance the natural and built environment and safeguard community interests.

(Objective: To ensure the tourist industry's future prosperity whilst protecting environmental and community interests.)

POLICY TR14

Extensions beyond the existing boundaries of prime holiday sites as identified on the proposals map that would result in the development of facilities on the edge of or outside existing settlements may be permitted where:-

(A) They do not involve built development;

- (B) They are essential to justify or facilitate the provision of visitor facilities for the site as a whole;
- (C) Such facilities cannot be accommodated within the existing site boundaries;
- (D) They are of an appropriate scale;
- (E) They do not intrude into the landscape;
- (F) There are no significant adverse environmental effects;
- (G) The existing highway network can cope with any increased traffic movements arising therefrom.

(Objective: to encourage and ensure the improvement of holiday accommodation sites whilst safeguarding the character of the countryside and open coast.)

POLICY TR15

Development proposals for the comprehensive upgrading of existing holiday accommodation on chalet and caravan parks will be required to be of a high standard of layout and design and will be considered against the following criteria:-

- (A) Inclusion of a landscaping scheme that would integrate the development into the countryside, minimise intrusion and create a high quality environment throughout the site;
- (B) Sympathetic design which would relate to the site, and where applicable retain any existing natural features;
- (C) Provision of an informal layout with residential units arranged in small groups as part of an integrated design, allowing for reasonable privacy and spatial separation between units, and with open space to cater for the recreational needs of occupiers;
- (D) Provision of a variety of types of accommodation and densities, with no structure more than 2 storeys high;
- (E) Integration of any on-site commercial, recreation or entertainment activities in a manner which would not cause inconvenience or disturbance to the occupiers of neighbouring lands;
- (F) Provision of car parking in accordance with the council's parking and servicing standards set out at appendix (a) to chapter 3 of the plan.

(Objectives: To achieve an improvement in the quality of provision and prevent visual intrusion on the countryside.)

POLICY NNV3

In the areas shown on the proposals map as 'landscape important to the coastal scene' the council will only permit development that would not significantly detract from the essential open character of the areas.

(Objective: To protect the remaining open coast.)

POLICY NNV5

In the areas around settlements shown on the proposals map as 'landscape important to the setting of settlements' the council will permit development provided a developer can demonstrate essential need or that the development would not impinge on the physical separation between settlements particularly between Great Yarmouth and Caister and Gorleston and Hopton which are major gateways to the town, or give rise to any other significant adverse impact.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

4 National Policy:- National Planning Policy Framework (NPPF)

Paragraph 28 - 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5 Emerging Local Plan:- Draft Core Strategy (Regulation 19, 2013)

Policy CS8 Promoting, Leisure, Tourism and Culture

Criteria A states: Encourage and support the upgrading and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

Criteria D states: 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

Criteria E states: Support the development of new high quality tourist, leisure and cultural facilities and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions.

Policy CS11 Enhancing the Natural Environment

Criteria D states: Safeguarding and where possible enhancing the borough's wider landscape character in accordance with the findings of the borough's Landscape Character Assessment.

Criteria G states: Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures.

6 Assessment:-

The application site is situated west of the Sundowner Holiday Park on a disused Golf Course attached to the site. The land is largely open and flat formed of tall grasses with a few small trees. A row of trees/hedgerows can be found at both the east and west boundaries. The line of vegetation will need to be broken to allow for an access road into the site.

Sundowner Holiday Park comprises of a large area of land south of Newport Road. It is largely composed of small chalets laid out in open courtyard patterns, but the park also contains significant numbers of static caravans. The Holiday Park is within a designated holiday area with several other holiday parks situated to the north and east and with small clusters of tourism supporting businesses along the road. There are also several residential properties, along with residential properties on Newport Road. To the south is a large open area of land mainly arable in nature. The east is predominantly agricultural and equestrian land.

The majority of the Sundowner Holiday Park is within an area marked for prime holiday accommodation under policies TR4 and TR14 of the Borough Wide Local Plan whilst the proposed extended caravan park is within an area marked as landscape important to the setting of a settlement under policy NNV5. Part of the Holiday Park currently utilised for caravan sales is already situated outside of the Prime Holiday Accommodation area and which this proposal will largely enclose. The criteria for expanding a Holiday Park outside the boundaries marked as Holiday Accommodation on the Borough Wide Local Plan is outlined in Policy TR14.

Policy TR14 states that the extension of a Holiday Park outside of its boundaries may be permitted subject to a set criteria. This report will address each criterion. Criterion A states that the development should not involve built development. The proposal will involve the placement of 16 static caravans and the insertion of a play area. Although it is recognised that the structures are caravans they could still constitute a built development. However this criteria needs to be assessed against policies TR1 and TR2 of the Borough Wide Local Plan and Policy CS8 of the emerging Core Strategy. Policy TR1 of the Borough Wide Local plan seeks to maintain the current level of tourism and to fulfil any potential growth whilst Policy TR2 seeks to ensure a wide range of holiday accommodation is available.

Policy TR14 also states that the development should facilitate the provision of visitor facilities for the site as a whole. A previous application at this site was refused; one reason given for the refusal was the lack of additional facilities to benefit the park as a whole. In this instance a play area has been included so that the development does improve the wider park rather than providing additional

accommodation without facilities. The application is considered to have improved upon the previously refused application and conforms to criterion B. In addition improvements are proposed to the entrance of the park.

Criterion C of Policy TR14 attempts to keep development internal to the caravan park. It is recognised that there are constraints in providing the additional accommodation within the existing holiday park boundaries such as the limited space available. A significant increase in the density of units could jeopardise the open courtyard layout currently utilised. On this basis it is likely that the facilities could not be accommodated within the existing layout of the park.

The proposed circular layout with landscaping is atypical for Sundowner Holiday Park, but is not considered out of scale or character within its surroundings. The layout broadly complies with criterion C of Policy TR15 which states 'Provision of an informal layout with residential units arranged in small groups as part of an integrated design, allowing for reasonable privacy and spatial separation between units, and with open space to cater for the recreational needs of occupiers'.

Criterion E of Policy TR14 states that the development should not intrude into the landscape. The proposal site is currently designated as important to the separation of the settlements under Policy NNV5 and within the Landscape Character Assessment it is designated as G3, 'Ormesby and Filby Settled Farmland'. Essentially it is defined as sparsely settled and rural in nature. Much of the G3 landscape is defined as arable with enclosing hedgerows with the landscape increasingly open in character whilst moving towards the coast. The insertion of the caravans and play park in this location may be considered contrary to Policy NNV5 as it impinges on the open land. However the proposal can conform to other relevant landscape policies. Criterion E of Policy TR14 states that the development should not intrude onto the landscape, however in this instance the proposal is not considered to represent an intrusion as the associated landscape reduces the visual impact the proposal will have. The inclusion of landscaping means the proposal would then conform to criterion A of Policy TR15 which is included below:

'Inclusion of a landscaping scheme that would integrate the development into the countryside, minimise intrusion and create a high quality environment throughout the site';

The plan shows a significant level of landscaping although it does not provide full details of the landscaping. The Design and Access Statement alludes to new hedgerows on the site, the retention of the existing trees and the supplementary planting of vegetation elsewhere on site. Subject to sufficient landscaping it is considered that the proposal conforms to criterion A and B of Policy TR15 and criterion E and F of Policy TR14; although it is recognised that the proposal is largely contrary to the aims of Policy NNV5 the landscaping could help mitigate the impact. Additionally in this instance the overall benefit to the tourism offer of Newport could be considered to outweigh this policy subject to the landscape scheme being implemented.

Highways have not objected or raised concerns regarding the development.

7 Recommendation:-

Approval subject to conditions. Although it is recognised that the proposal does intrude into the open character of the landscape and is a piecemeal approach to expansion; the proposal is recommended for approval due to the overall benefits to the wider tourism appeal of Newport and the proposed landscaping which is considered sufficient enough to mitigate the loss of open land. Should the application be approved a condition should be included to ensure that the caravan pitches are used for holiday purposes only and given appropriate time restrictions and that a full landscaping scheme is submitted prior to the development commencing for the approval of the Local Planning Authority.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/15/0448/F
Date: 7 September 2015

My Ref: 9/6/15/0448
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Hemsby: 16 no. static holiday caravans with associated parking, internal roads and play area
Sundowner Holiday Park Newport Road Hemsby GREAT YARMOUTH NR29 4NW

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposals as outlined nor do I wish to restrict the grant of permission.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Jill K. Smith

06/15/0448/F

From: Shirley Weymouth <shirleyweymouth@tiscali.co.uk>
Sent: 28 August 2015 11:11
To: plan
Subject: RE: 06/09/0448/F

It should be 06/15

From: Jill K. Smith [mailto:js@great-yarmouth.gov.uk] **On Behalf Of** plan
Sent: 28 August 2015 10:18
To: Shirley Weymouth
Subject: RE: 06/09/0448/F

Hi Shirley

Please could you confirm the reference number – this is for an application in Gorleston.

Best regards

Jill

From: Shirley Weymouth [mailto:shirleyweymouth@tiscali.co.uk]
Sent: 28 August 2015 08:32
To: plan
Subject: 06/09/0448/F

Hemsby PC no objections

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6086 / Virus Database: 4409/10528 - Release Date: 08/28/15

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06/14/0276/F

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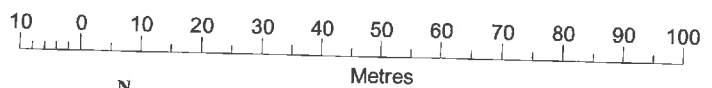
Id Equestrian
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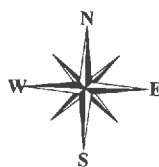


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



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