

COMMITTEE REPORT

Date: 6 February 2014 **Ward:** Strensall
Team: Major and **Parish:** Strensall With Towthorpe
Commercial Team Parish Council

Reference: 13/03303/FUL
Application at: Manor Park Sheriff Hutton Road Strensall York YO32 5TL
For: Conversion of existing offices to 2no. holiday cottages
By: Nelson Park Lodges
Application Type: Full Application
Target Date: 15 January 2014
Recommendation: Approve

1.0 PROPOSAL

1.1 Manor Park comprises a substantial mixed touring and static (timber lodge) caravan site to the north east of Strensall village lying outside of the Green Belt. The site is operated in tandem with a further 40 pitch touring caravan site known as the Country Park on land to the west accessed from Pottery Lane. That site has undergone a programme of development including the partial conversion of the existing amenity block to provide a secure administrative office through which both sites can be managed and operated. As a consequence the office block provided within Manor Park through permission ref:- 09/00758/FUL has become surplus to requirements and planning permission is now sought for its conversion to provide two holiday cottages.

1.2 The application has been called in by Councillor S Wiseman for consideration by Sub-Committee because of concerns in respect of the nature and volume of development taking place at the site.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGB3 Reuse of buildings
CGP15A Development and Flood Risk
CYGP1 Design
CYV1 Criteria for visitor related devt

3.0 CONSULTATIONS

INTERNAL

3.1 Environmental Protection Unit raise no objection to the proposal.

3.2 Public Realm (Strategy and Contracts) raise no objection to the proposal.

3.3 Highway Network Management raise no objection to the proposal.

3.4 Strategic Flood Risk Management express concern in relation to the volume of information in relation to surface water drainage submitted with the proposal.

EXTERNAL

3.5 Strensall with Towthorpe Parish Council object to the proposal on the grounds that the means of foul sewage disposal from the development is unclear, the proximity of the site to an in-filled fishing pond raises an issue of potential contamination and on-going concerns in respect of the alleged usage of holiday lets on the site as permanent residences.

4.0 APPRAISAL

KEY CONSIDERATIONS

4.1 KEY CONSIDERATIONS INCLUDE

- * Principle of the Development;
- * Drainage of the Site.

STATUS OF THE DRAFT LOCAL PLAN

4.2 The York Development Control Local Plan was adopted for Development Control purposes in April 2005; its policies remain material considerations in arriving at Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

PRINCIPLE OF THE DEVELOPMENT

4.3 The application site, which comprises a single storey brick built structure was constructed as an office to service the adjacent static caravan park and other site in the applicant's ownership. Subsequently, the former amenity block at the nearby Pottery Lane Caravan Park has been partially converted to provide an office and the application building has become surplus to requirements. Policy GB3 of the York

Development Control Local Plan sets out a firm policy presumption in favour of re-use of existing buildings within the open countryside providing the building is capable of conversion without substantial additional conversion, the proposed reuse would take place within the fabric of the building and there is a clearly defined curtilage. Central Government Planning Policy in respect of planning for the rural economy as outlined in paragraph 28 of the National Planning Policy Framework urges Local Planning Authorities to give significant weight to supporting the sustainable growth and expansion of all types of enterprise in rural areas through well designed new buildings and conversion of existing buildings.

4.4 The application site comprises a discrete structure adjacent to the entrance to the static caravan park to the east with the touring caravan area directly to the south with other ancillary service buildings associated with the caravan park use to the west and south west. A significant mature landscaped boundary lies directly to the north sheltering the site in views from open countryside. The site has a clearly defined curtilage with car parking adequate for two units directly to the west. It is felt that impact upon the open countryside arising from the proposal would be minimal and that it is entirely consistent with the pattern of land uses presently taking place within the site. The office is no longer required as such because the proximity of the Pottery Lane site means that the operation can be more efficiently managed jointly from there. The proposal is therefore felt to be consistent with the terms of Policy GB3 of the Draft Local Plan and paragraph 28 of the Draft Local Plan.

DRAINAGE OF THE SITE

4.5 The application site lies in Flood Zone 1 and is therefore deemed to be at the lowest risk of flooding. The existing building benefits from a sustainable surface water drainage system linked to the fresh water lake within the site a short distance to the south east which has not given any evidence of harm as a result of flooding either within the site or to the surrounding area. In terms of foul drainage the building has an existing connection to part of the previously approved network of sealed cess pools used to drain the static caravan site. The building as developed already incorporated a bathroom and the proposed conversion work would not result in a material increase in load upon the exiting system. The arrangements for the foul and surface water drainage from the site are therefore felt in broad terms to be acceptable.

OTHER ISSUES

4.6 Concern has been expressed in respect of the possibility of land contamination arising from the infilling of the lake which formerly sat to the south of the office building before being in-filled approximately 7 years ago. The proposed development involves the conversion and change of use of an existing building which was constructed outside of the limit of the former lake and the proposed works would involve a minimal disturbance to the in-filled area. Potential

contamination is not therefore felt to be a material consideration in the determination of this application.

4.7 Concern has also been expressed in relation to problems with the enforcement of "holiday use" conditions with the static caravans located on the site. Whilst an issue in its own right this is not felt to be material in respect of the current application.

5.0 CONCLUSION

5.1 Manor Park comprises a substantial mixed static and touring caravan site for holiday use set in open countryside outside of the Green Belt to the north of Strensall village. Planning permission is now sought for the conversion of the office building serving the site to two holiday cottages, the office having become surplus to requirements following centralisation of administration on the nearby Country Park Touring Caravan site on Pottery Lane Strensall to the west. The proposed conversion would involve minimal external works and would be consistent in land use terms with the other activities taking place on the site. Subject to occupation of the cottages being controlled by condition on any permission to require their retention in holiday use then the proposal would comply with the terms of Policy GB3 of the York Development Control Local Plan along with the requirements of paragraph 28 of the National Planning Policy Framework. Approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing Refs:- PB 13/41 Date Stamped 4th October 2013 and PB/13/42 B Date Stamped 19th November 2013.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 The buildings shall not be used for residential purposes other than holiday letting. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

Reason: In order to avoid a permanent residential use in this location, which does not have good accessibility to jobs, shops and services by non-car modes, contrary to the aims and objectives of the City of York Local Plan in Policy H4a. In addition the sites close proximity to the existing caravan and cabin site, joint access arrangements and external amenity areas means that the use for separate residential use would detract from the occupation of the unit by a separate permanent residential user.

4 The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday cottages on the site, and of their main home addresses, and shall make this information available at all reasonable time to the local planning authority.

Reason: To ensure that the holiday accommodation is not used for unauthorised permanent residential occupation . The site's close proximity to the existing caravan and cabin site, joint access arrangements and joint external amenity areas means that the use for separate residential use would detract from the occupation of the unit as a separate permanent residential user.

5 PD1A - Rem of specific Perm Dev rights - Extensions

7.0 INFORMATIVES: Notes to Applicant

STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Use of planning conditions

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