

COMMITTEE REPORT

Date: 7 February 2013 **Ward:** Strensall
Team: Major and **Parish:** Strensall With Towthorpe
Commercial Team Parish Council

Reference: 12/03229/FUL
Application at: Country Park Pottery Lane Strensall York YO32 5TJ
For: Retention of existing building and installation of non mains
drainage system
By: Miss Raquel Nelson
Application Type: Full Application
Target Date: 5 March 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 Country Park comprises a 20 pitch touring caravan site within the Green Belt on land to the south west of Pottery Lane Strensall. Planning permission ref:- 04/01105/FUL for the layout of the site with associated facilities was granted subject to a number of conditions including details of surface and foul water drainage and that no static caravans be stationed at the site. The site has not subsequently been used as an operational caravan site although the pitches have been laid out and the associated landscaping and amenity building has been provided. Planning permission is currently sought for the partial change of use of the amenity building to provide site office accommodation together with the provision of a package treatment plant foul sewage solution for the wider site.

1.2 Coun Sian Wiseman has called in the application for consideration by the East Area Planning Sub-Committee because of concerns that a precedent may be set for residential use of the former amenity building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGB1

Development within the Green Belt

CYV5

Caravan and camping sites

CGP15A

Development and Flood Risk

3.0 CONSULTATIONS

INTERNAL:-

3.1 Nil.

EXTERNAL:-

3.2 Strensall with Towthorpe Parish Council were consulted with regard to the proposal on 8th January 2013. Views will be reported verbally if available.

3.3 The Environment Agency were consulted with regard to the proposal on 8th January 2013. Views will be reported verbally if available.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the open character and purposes of designation of the Green Belt;
- * Impact upon the local pattern of surface water drainage.

STATUS OF THE DRAFT LOCAL PLAN:-

4.2 The Development Control Local Plan was approved 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.

IMPACT UPON THE OPEN CHARACTER AND PURPOSES OF DESIGNATION OF THE YORK GREEN BELT:-

4.3 Policy GB1 of the York Development Control Local Plan states that within the Green Belt planning permission will only be forthcoming for development where the scale, location and design of such development would not detract from the open character of the Green Belt, it would not conflict with the purposes of including land within the Green Belt and it is for one of a number of purposes including essential facilities for outdoor sport and recreation which are felt to be appropriate within the

Green Belt. Central Government planning policy in respect of Green Belt areas outlined in paragraphs 87 to 90 of the NPPF indicates that inappropriate development is by definition harmful to the Green Belt unless justified by "very special circumstances". The provision of appropriate facilities for outdoor sport and recreation is appropriate providing the openness of the Green Belt is preserved and there is no conflict with the purposes of including the land within the Green Belt. The proposal envisages the provision of a package treatment plant to service the approved touring caravan site and associated service building, and as such it is considered that the development is appropriate in Green Belt terms. Any impact upon the openness of the Green Belt would be negligible.

4.4 The second element of the proposal includes the partial change of use of the amenity block to provide a site office and management suite with facilities retained for washing and bathing for site users. The provision of a site office is considered to be an appropriate development in Green Belt terms and by converting part of the existing building a further impact upon the openness of the Green Belt by providing a further new building has been avoided. The terms of Policy GB1 of the Draft Local Plan together with Central Government policy in respect of Green Belts outlined in the NPPF would therefore be satisfied.

IMPACT UPON THE LOCAL SURFACE WATER DRAINAGE PATTERN:-

4.5 Policy GP15a) of the York Development Control Local Plan requires developers to satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely. Discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses. DETR Circular 03/99 "Use of Non-Mains Drainage Systems in Development "is also relevant in the current context. This sets out a clear policy requirement for the use of a multi-process package treatment plant with a suitable outfall to an adjoining watercourse unless local site circumstances dictate otherwise. The previously submitted drainage solution for the site which formed an element of planning application ref:-11/01514/FUL was rejected on the basis that it envisaged a network of cess pools which would be emptied under contract on a weekly basis. The current proposal envisages the provision of a package treatment plant with a discharge to a watercourse forming a tributary to the River Foss. The Environment Agency have granted the necessary permits for the plant and the associated outfall. It is considered, therefore, that earlier concerns have been satisfactorily dealt with and that the requirements of Policy GP15a) and DETR Circular 03/99 have been satisfied.

5.0 CONCLUSION

5.1 Country Park Pottery Lane Strensall comprises a 20 pitch touring caravan site which has been granted planning permission but not fully implemented to date. The site occupies a prominent location within the York Green Belt. Planning permission is currently sought for construction of a package treatment plant with an outfall to a tributary of the River Foss to provide a means of foul drainage to the site and for the partial change of use of the existing amenity block to incorporate a site office. It is considered that the package treatment plant and proposed office are both appropriate in Green Belt terms and would not adversely impact upon its openness. A previously planning application at the site ref: - 11/01544/FUL was refused on drainage grounds as it envisaged the usage of a cess pool based system of foul drainage. The current proposal seeks to address these concerns by providing a suitable means of on-site treatment with an outfall for the resulting treated water. It is considered that the proposal addresses the requirements of DETR Circular 03/99 in terms of the provision of Non Mains Drainage and 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 Ref: - PB 12/48 received on 04/10/2012

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

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact upon the open character and purposes of designation of the Green Belt and impact upon the local surface water drainage pattern. As such the proposal complies with Policy YH9 and Y1C of The Yorkshire and Humber Plan, policies GB1, V5 and GP15a) of the City of York Development Control Local Plan and Central Government advice contained within paragraphs 79 - 92 of the National Planning Policy Framework.

Application Reference Number: 12/03229/FUL

Item No: 4c

Page 4 of 5

2. 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:

The submission of a detailed report outlining how the proposed means of surface water drainage complies with the requirements of DETR Circular 03/99.

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416