

COMMITTEE REPORT

Date: 5 July 2012 **Ward:** Strensall
Team: Major and **Parish:** Strensall With Towthorpe
 Commercial Team Parish Council

Reference: 11/02460/FUL
Application at: Manor Park Sheriff Hutton Road Strensall York YO32 5TL
For: Retention of show lodge and siting of 14 no. holiday lodges
By: Nelson Parks Lodges
Application Type: Full Application
Target Date: 13 December 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 Manor Park, Sheriff Hutton Road, Strensall comprises a medium sized well established holiday park incorporating both timber lodges and space for touring caravans, formerly known as Hoxne Farm to the north east of Strensall village. Planning permission (ref: - 06/01054/FUL) has previously been given in March 2007 to site 30 timber holiday lodges at the site. 27 Lodges have subsequently been erected. Planning permission is now sought for the erection of a further 14 in an area presently used for the storage of touring caravans and trailers together with the retention of the existing show lodge for holiday usage giving a total of 42 lodges on site. Subsequent to the application being submitted further detail has been received in respect of the proposed means of foul drainage involving cesspools emptied on a regular basis.

1.2 Councillor Paul Doughty has called the application in for determination by the East Area Planning Committee on the grounds of concern in respect of the sustainability of the proposal and the proposed means of drainage. He is further concerned in respect of the intended total number of units.

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:

CYGP4A
Sustainability

Application Reference Number: 11/02460/FUL
Page 1 of 6

Item No: 5a

CYV5
Caravan and camping sites

CYGP1
Design

CGP15A
Development and Flood Risk

3.0 CONSULTATIONS

INTERNAL:-

3.1 Integrated Strategy Unit - raise no objection in principle to the proposal subject to an assessment being undertaken of the proposed cabins upon the openness and visual amenity of the surrounding countryside. Any permission should also be conditioned to prevent all year round occupation and to secure holiday use.

3.2 Highway Network Management - were consulted in respect of the proposal on 27th October 2012. No response has been forthcoming.

EXTERNAL:-

3.3 Yorkshire Water Services Ltd - raise no objection to the proposal.

3.4 The Foss Internal Drainage Board - raise no objection to the proposal subject to any permission being conditioned to require the submission and prior approval of a detailed surface water drainage scheme.

3.5 Strensall with Towthorpe Parish Council - object to the proposal on the grounds that the development is unsustainable by virtue of the distance involved from shops and amenities in Strensall village and the wider area and as a consequence it would result in a significant increase in car and pedestrian journeys along unsuitable roads to access those amenities. Furthermore serious concern is expressed in respect of the proposed means of foul and surface water drainage, which it is felt would give rise to a significant problem of flooding and nuisance to surrounding properties.

3.6 The Environment Agency - initially objected to the proposal on the grounds of an inadequate means of foul drainage being proposed. They have subsequently withdrawn their objection following on from the receipt of further detail and clarification in respect of the proposed arrangements.

3.7 One letter of objection has been received in respect of the proposal highlighting the risk of flooding arising from surface water discharges from the site together with pollution from the proposed means of foul drainage.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Sustainability of the Proposal;
- * Proposed Means of Foul and Surface Water Drainage;
- * Impact upon the Visual Amenity of the Surrounding Countryside.

SUSTAINABILITY:-

4.1 Policy GP4a) of the York Development Control Local Plan sets down a clear policy requirement that new development should have regard to the principles of sustainable development notably accessibility to the site itself and from the site to services and amenities by means of transport other than the car. Concern has been expressed in respect of users of the proposed units having to access Strensall for almost all of their shopping needs and thereby making additional journeys by car. Indeed an Inspector's decision in respect of a refused scheme for a new site a short distance away has been quoted in this respect. However the current site is a well established operation and the visitors to the 15 new lodges proposed would be doing nothing different from existing visitors to the site either those staying in the lodges or visiting with touring caravans. It would therefore be unreasonable to refuse permission for the proposal on sustainability grounds.

4.2 Concern has also been expressed in respect of the total number of units proposed. The submitted application plan illustrates the number and location of vehicle pitches be they for static timber lodges or for touring caravans. The current application site covers an area previously used for touring caravans but presently vacant together with an area presently used for storage of touring caravans and mobile homes. No additional land would be taken up by the proposal and the total number of static timber holiday lodge type units would be 42.

IMPACT UPON THE FOUL AND SURFACE WATER DRAINAGE SYSTEM:-

4.3 Policy GP15a) of the York Development Control Local Plan sets out a firm policy presumption that developers must 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. In terms of surface water drainage the applicant indicates that any flows would be discharged to a nearby pond and thence by water course to the River Foss. Whilst the water table is acknowledged to be high the site lies within Flood Zone 1 with the lowest identified level of flood risk and any risk of flooding to residential property would be minimal.

It is however recommended that any permission be conditioned to require the submission of a full surface water drainage scheme for prior approval.

4.4 In terms of foul water disposal it is proposed to extend the existing system involving the provision of sealed tank cesspools which are emptied by a locally based company on a frequent basis. There are three tanks to which the new units would be connected a 45,000 litre tank to the east of the site, a further 45,000 litre tank at the north western edge of the site and a further 18,180 litre tank close. By far the ideal solution for such a site would be to manage foul water disposal by the means of a package treatment plant. However, in the current context the very high water table and erratic usage pattern associated with such a lodge development would lead to such a solution being impractical by virtue of the risk of flooding due to the system surcharging in periods of intense use and the risk of the system failure during periods of quiet use due to the need for a constant minimum flow. The applicant has indicated a wish to continue with the current pattern of operation involving a monthly emptying regime and to expand the third tank to equal the remaining two with a 45,000 litre capacity. In the circumstances this is felt to be acceptable subject to a detailed condition appended to any permission requiring that the third tank should be of an equal storage capacity and also requiring the submission of a detailed maintenance regime for prior written approval.

IMPACT UPON THE VISUAL AMENITY OF THE SURROUNDING COUNTRYSIDE:-

4.5 The application site lies somewhat to the north of the Green Belt boundary so the usual presumption against inappropriate development in such areas does not apply. However, the area is of some townscape quality and does contribute towards the wider setting of the Howardian Hills away to the north. However, the proposed additional timber lodges would be largely screened in views from the south and south west by the existing landscaped boundary treatment to the south and west and also by the built complexes of Redwing Farm and the Hoxne Farm cattery. Furthermore the proposal involves the productive re-use of two areas of the site presently in an untidy state with overall positive benefits for the visual amenity of the area. Any impact upon the visual amenity of the wider landscape is therefore felt to be minimal.

5.0 CONCLUSION

5.1 Concern has been raised in respect of the sustainability of the proposal with users travelling into Strensall village to access local shops however, the site is an existing operation with existing users travelling away to make use of shops and services without causing undue harm in terms of additional traffic generation.

5.2 In terms of its impact upon the visual amenity of the surrounding landscape would be minimal in view of the proposed location of the new lodges. A high degree of shelter would be afforded by the existing boundary treatment to the south and west and by the built complexes of Redwing and Hoxne Farm.

5.3 Concern has also been expressed in respect of foul and surface water drainage from the site. Surface water drainage would be to an adjacent pond and thence to the River Foss. Foul drainage would be dealt with in an identical fashion to the existing lodges on site, by discharge to sealed unit cesspools. Whilst far from ideal the alternative solution of using a package treatment plant would not be suitable for a variety of technical reasons. It is therefore recommended that any permission be conditioned to require an expansion of existing capacity on site at the same time as the submission for prior approval of a detailed maintenance scheme for the foul system.

5.4 On balance it is felt that the proposal is acceptable in planning terms 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:-

Drawing Refs:-2057-4 Rev C and PB/11/38B. Date Stamped 12th September 2011.

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

3 VISQ8 Samples of exterior materials to be app -

4 The accommodation hereby approved shall only be used for holiday accommodation purposes and shall not be occupied as a person's sole or main residential home. The site operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the accommodation on site and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: - In order to prevent the full time residential occupation of the site. The site is not considered appropriate for full time residential use due to its position in open countryside away from local services.

5 Within 28 days of the date of this permission, full details of a maintenance scheme for the foul drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thenceforth be undertaken in strict accordance with the details thereby approved. The scheme must include the following items:-

- i) Details of the size, connections and location of the expanded third sewage tank;
- ii) Details of an alarm system for each tank and an associated emptying procedure including tank storage capacities;
- iii) Details of emergency procedures in the event of tank overflow or leakage;
- iv) Details of record keeping procedures for tank maintenance and emptying including storage of all waste transfer notices for tank emptying.

Reason: - To mitigate the risk of pollution to the site arising from the use of sealed cess pits.

6 No development the subject of this permission shall be commenced until the Local Planning Authority has approved a scheme for the provision of surface water drainage works for the site. Any such scheme shall be implemented to the satisfaction of the Local Planning Authority before the development is first brought into use.

Reason: - To ensure that the development is provided with satisfactory means of drainage and to reduce the risk of flooding in line with Central Government Planning Policy in respect of planning and flood risk outlined in paragraphs 100 to 104 of the NPPF.

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 sustainability of the proposal, proposed means of foul and surface water disposal and impact upon the visual amenity of the surrounding countryside. As such the proposal complies with Policies GP4a), V5, GP1 and GP15a) of the City of York Development Control Local Plan.

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Application Reference Number: 11/02460/FUL

Item No: 5a

Page 6 of 6