

Officers Report

Planning Application No: 135861

PROPOSAL: Application for approval of reserved matters (access, appearance, landscaping, layout and scale) to erect 1 no. bungalow following outline planning permission 132032

LOCATION: Brandy Wharf Leisure Park Brandy Wharf Waddingham Gainsborough DN21 4RT

WARD: Waddingham and Spital

WARD MEMBER(S):

APPLICANT NAME: Mr and Mrs G Thacker

TARGET DECISION DATE: 17/05/2017 (Ext 26/05/17)

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant permission subject to conditions

Description:

The application seeks approval only for the reserved matters of **access, appearance, landscaping, layout and scale** for 1 bungalow, following outline planning permission 132032 granted 15th April 2015.

The application site is a modest section of the existing Brandy Wharf Leisure Park which sits in the open countryside between the settlements of Waddingham and South Kelsey. The site is currently covered by the existing temporary accommodation last given permission in 2010 and the frame of a greenhouse shaped structure. The leisure park has permission for 50 touring caravan pitches, 4 super pitches, 16 mobile caravans and for the storage of caravans. It is situated down a long driveway set back from and slightly below the level of North Ramper. The rest of the Leisure Park including buildings on site sit to the north and east. Further to the north, east and west are open fields. Additionally to the east is the River Ancholme with residential dwellings to the south and south east. The site is screened to the north and west by hedging, trees and outbuildings with the river bank providing screening to the east. The Leisure Park and high trees on the site provide added screening to the north. The south boundary is screened by high hedging and trees. The site sits within flood zone 2 and 3. The walkway along the top of the eastern river bank is identified as public right of way Wdgm/68/1.

Relevant history:

Proposal specific:

99/P/0854 – Planning application to retain mobile home in connection with Leisure Park – 22/09/00 - Granted time limit and other conditions

M02/P/0768 – Site mobile home – 17/12/03 - Granted time limit and other conditions

M03/P/1045 – For proposed mobile home (stationed) in connection with existing leisure park – 26/05/04 - Granted time limit and other conditions

125262 – Planning application to vary condition 1 of planning permission

M03/P/1045 – 12/03/10 – Granted Temporary Permission

Use of Site:

W116/167/90 – Use land as a touring caravan site – 14/09/90 – Conditional Consent

96/P/0571 – Planning application to continue to use land as touring caravan site without compliance with condition 3 imposed by W116/167/90 91 (10 caravans) and increase number of caravans to 80 plus one static caravan etc. – 07/11/96 - Refused

97/P/0300 – Planning application to use land as touring caravan site without compliance with condition 3 imposed by W116/167/90 91 and increase number of caravans to 40 and erect toilet block/office/shop and excavate fishing pond – 10/07/97 – Refused – Appeal Dismissed 24/02/98

M03/P/1404 - Planning application to change the use of land for caravan Storage – 13/05/04 - Granted time limit and other conditions

M03/P/1406 – Planning application to vary condition 3 of W116/167/90, to increase the number of touring caravans from 10 to 30 – 26/05/04 - Granted time limit and other conditions

123720 - Planning application to vary condition 2 of planning permission

M03/P/1404 - to increase the number of mobile caravans in storage from 10 to 16 - 06/04/09 - Granted time limit and other conditions

123721 - Planning application to vary Condition 3 of planning permission

M03/P/1406 - to increase the number of touring caravan pitches from 30 to 50 - 06/04/09 - Granted time limit and other conditions

127454 - Planning Application to change the use of part of the site, formerly used for growing vegetables to the storage of caravans – 22/08/11 - Granted time limit and other conditions

Other relevant applications:

128354 - Planning application for a woodland, 27no. holiday chalets and the conversion of the existing reception building to warden's accommodation – 02/08/12 - Granted with Legal Agreement

129633 - Planning application to erect 2 bedroom occupational dwelling to provide 24 hour management for the caravan site and commercial fishery – 12/04/13 - Granted time limit and other conditions

Representations

Chairman/Ward member(s): No representations received to date

Parish/Town Council/Meeting: No objections

Local residents: No representations received to date

LCC Highways/Lead Local Flood Authority: No objections with comment
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

The site is located within an area at risk from surface water flooding. Therefore, in accordance with the NPPF a Flood Risk Assessment is recommended to be submitted to support the application, and consider any necessary mitigation. This will enable the local planning authority to satisfy themselves that the risk of flooding from surface water has been adequately addressed.

Environment Agency: Comment

The Environment Agency does not wish to make any comments

Archaeology: No objections

Ancholme Internal Drainage Board: Comments

- No objection to soakaways proving ground conditions are suitable.
- No objections to mains sewer use providing the Water Authority are satisfied.
- Discharged to any watercourse within the Drainage District, consent from the IDB would be required and restricted to 1.4 litres per second per hectare or greenfield runoff.
- No obstructions within 9 metres of the edge of a watercourse are permitted without consent from the IDB.

IDOX checked: 17th May 2017

Relevant Planning Policies:

Central Lincolnshire Local Plan 2012-2036 (CLLP)

Following adoption at Full Council on 24th April 2017 the CLLP is the statutory development plan. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policies considered relevant are as follows:

LP1 A presumption in favour of sustainable development

LP13 Accessibility and Transport

LP17 Landscape, Townscape and Views

LP26 Design and Amenity

LP55 Development in the Countryside

Waddingham and Brandy Wharf Neighbourhood Plan (WBWNP)

West Lindsey District Council has approved the application by Waddingham and Brandy Wharf to be designated as a neighbourhood area, for the purposes of producing a neighbourhood plan. The neighbourhood plan group are now working towards the production of the neighbourhood development plan.

National guidance

National Planning Policy Framework
National Planning Practice Guidance

Main issues

This application considers only the reserved matters of access, scale, appearance, layout and landscaping. Each will be approached in turn.

- Access
- Scale and Appearance
- Layout
- Landscaping

Assessment:

Access

The dwelling will be accessed via the existing wide vehicular access off the highway (North Ramper) and driveway which leads to the caravan park. The Highways Authority have not objected to the proposal. The proposed access is therefore considered acceptable and accords to local policy LP13 of the CLLP and guidance within the NPPF.

Scale and Appearance

The proposed development will comprise a three bedroom detached bungalow which will be 15.6 metres wide, 8.5 metres long and 5.9 metres high. The height is increased due to the need to raising the dwelling at least 0.86 metres (see condition 7 of outline permission 132032) above ground level. The dwelling according to plan DN21 4RT-A-02A dated 12th September 2016 will be 0.9 metres above ground level. It will be constructed from:

- Weather edge board cladding with a natural stained finish
- Green shingle roof

The nearest neighbouring dwelling is approximately 85 metres to the south and south east. Therefore the proposed dwelling will not have an adverse impact on the living conditions of neighbouring dwellings.

It is therefore considered that the proposed scale and appearance of the dwellings is acceptable and accords to local policy LP17, LP26 and LP55 of the CLLP and guidance within the NPPF.

Layout

The proposed dwelling will be located in the position identified in the outline permission 132032. The layout does not include any garden or parking space as this is already provided on the site adjacent the proposed dwelling.

Outline permission 132032 advises the inclusion of an office and reception facility within the dwelling. This has not been provided as identified on the proposed floor plans. Although a specific office area has not been included there are three bedrooms or a dining area which could be used for office purposes. The outline application includes a condition removing the current temporary accommodation and office building but does not include removing the existing reception which will be retained and continue to provide a reception facility.

Therefore it is considered that the layout is acceptable and accords to local policy LP17 and LP26 of the CLLP and guidance within the NPPF.

Landscaping

The proposed bungalow will sit to the western edge of the site and is screened to the west by existing boundary screening. No further boundary screening is proposed to the site and is not considered necessary considering the nature of the proposal and the site.

Therefore it is considered that the landscaping is acceptable and accords to local policy LP17, LP26 and LP55 of the CLLP and guidance within the NPPF.

Other Considerations:

Flood Risk Assessment

The Lead Local Flood Authority have recommended a Flood Risk Assessment (FRA) be submitted with this application. This is not necessary as an FRA was submitted and accepted through the outline application and referred to on the outline permission.

Conclusion and reasons for decision:

The decision has been considered against local policies LP13 Accessibility and Transport, LP17 Landscape, Townscape and Views, LP26 Design and Amenity and LP55 Development in the Countryside of the Submitted Central Lincolnshire Local Plan 2012-2036 and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance. In light of the assessment the proposal will not have adverse visual impact on the street scene, the site or the character of the area. The proposal will not have a significant adverse impact on the living conditions of existing or future residents or have an adverse impact on highway safety. It is therefore considered that the proposal is acceptable subject to certain conditions.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European

Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Representors to be notified -

(highlight requirements):

Standard Letter **Special Letter** **Draft enclosed**

Prepared by: Ian Elliott **Date:** 18th May 2017

Signed: 

Authorising Officer: *Rachel Woolass* **Date:** 22nd May 2017