

Report to: PLANNING COMMITTEE

Date: 05 November 2014

Report from: Development Manager

Application Address: Shearburn Holiday Park, Barley Lane,
Hastings, TN35 5DX
Proposal: Erection of wooden reception building and
retrospective consent for play equipment
Application No: HS/FA/14/00762

Recommendation: Grant Full Planning Permission

Ward: ORE
File No: SH20000X
Applicant: Shearburn Holiday Park per Wheatman
Planning Limited Wheatman Planning Ltd
Beacon Innovation Centre Beacon Park,
Gorleston, Norfolk. NR31 7RA

Interest: Freeholder
Existing Use: Holiday Park

Policies

Hastings Local Plan 2004: T7, DG1, L2, L3
Conservation Area: No
National Planning Policy Framework: Sections 3, 7, 11
Hastings Planning Strategy: FA5, EN7
**Hastings Local Plan, Development
Management Plan, Revised
Proposed Submission Version:** DM1, DM3, HN9, CC1

Public Consultation

Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 14
Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection
received

Summary

This is a full planning application seeking permission to relocate the existing 'late arrival' reception building and retrospective permission for some play equipment with a fenced enclosure. The existing and proposed location of the reception building and the location of the play equipment are within the touring caravan and camp site on the north-west side of Barley Lane.

The proposal is considered to be acceptable and it is recommended that planning permission be granted, subject to conditions.

The Site and its Location

Shearburn Holiday Park is within the High Weald Area of Outstanding Natural Beauty (AONB) and is adjacent to Hastings Country Park. The site is divided by Barley Lane with the Holiday Park on the south-east side and the touring caravan and camp site on the north-west side.

The development that forms part of this application relates to the touring caravan and camp site. There are three shower and toilet blocks, a gas compound, a storage shed and bin stores around the site. The boundary comprises mainly trees and wild hedges and there are also mature trees and planted areas within the site. Residential properties are located to the north-west of the site and Barley Lane runs alongside the south-east boundary, between the holiday chalets and the touring caravan and camp site. There are two 'public rights of way' through the site from the residential properties to Barley Lane.

Details of the Proposal and Other Background Information

Reception Building:

The building is currently located just inside the entrance of the touring caravan and camp site. It is to be relocated to position approximately 28 metres to the north of its present location onto a currently grassed area. The reason for re-siting the building is to improve the supervision of the arrivals to the touring caravan site and improve supervision of the site in general.

The reception building measures 3.6 metres by 4.5 metres and is 2.8 metres in height. It is of a timber construction with a green felt, pitched roof.

Play Equipment:

The applicant advises that the play equipment has been in place for approximately 12 months. It is mainly of timber construction and comprises a bus, two spring sit-on animals, a basket swing and a play boat. Some of the equipment has a painted timber finish. All the pieces of play equipment are enclosed by a timber picket style fence.

Previous Site History

HS/AA/14/00823 3no. replacement pole mounted frontage signs
Granted 18 June 2014

HS/FA/07/00913 Erection of extension to form a security office at the end of the existing toilet block
Granted 18 December 2007

- HS/FA/07/00353 Conversion of existing house into two apartments for on site staff accommodation.
Granted 16 July 2007
- HS/FA/07/00140 Reposition entrance gates into existing touring field further back into site, erect timber post and rail fence from boundary to gates to each side of entrance road. Site 2no. static caravans adjacent to entrance to touring field for security control and warden accommodation.
Refused 4 May 2007

Details of Consultations

There have been 14 objections to the planning application following neighbour consultation, the display of a Site Notice and advertisement in the Hastings and St Leonards Observer. The concerns that have been commented on by objectors relate to the impact on the AONB and the adjacent Hastings Country Park.

The **High Weald AONB Unit** comments that the development “..... *does not appear to directly affect the components of natural beauty identified by the High Weald AONB Management Plan, but the proposal may have local and negative impacts on people’s experience, tranquillity and physical experience of the landscape (MP para 2.3) and it would be advisable for the applicant to fully assess and then address these potential impacts. Should Hastings Borough Council be minded to approve this application, it is recommended that the finish and details of the buildings and equipment be appropriately treated to reflect the rural ‘countryside park’ setting and reduce any local impacts the developments may have on the local area.*”

The **Environment and Natural Resources Manager** has no objection to the application.

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The following policies apply:

Hastings Local Plan 2004:

T7 - Development within Caravan Sites, L2 - High Weald Area of Outstanding Natural Beauty, L3 - Development Outside the Built-Up Area and DG1 - Development Form.

Development Management Plan Revised Proposed Submission Version (DM Plan):

DM1 - Design Principles, DM3 - General Amenity, HN9 - Areas of Landscape Value and CC1 - Caravan, Camping and Chalet Sites

Hastings Planning Strategy 2011-2028:

FA5 - Strategy Policy for Eastern Area and EN7 - Conservation and Enhancement of Landscape.

National Planning Policy Framework:

Sections 7 - Requiring Good Design and 11 Conserving and Enhancing the Natural Environment.

The main consideration for this application is the visual impact on the High Weald AONB, Hastings Country Park and the area in general.

Amenity and Impact on the AONB and Hastings Country Park

The relocation of the existing reception building is to a position further into the site, away from public areas. The building has a natural timber finish which has weathered during its time in its present location. It is considered that it relates well with the rural setting and the setting of the touring caravan and camp site.

The play equipment and fence which, having visited the site, have clearly been in situ for some time have also weathered giving a soft, natural appearance. The equipment is low level and appears visually appropriate in its location.

Due to the screening provided by the boundary treatment and the trees throughout the site, it is not considered that the reception building or the play equipment will be overly visible when viewed from Barley Lane or nearby residential properties. Although the building will still be visible from the entrance at Barley Lane, by virtue of its design, scale, bulk and finish, it is not considered to be prominent or out of keeping with the setting of the caravan site or the area in general.

Any views from the Country Park will be very much in the distance and it is therefore not considered there will be any visual harm or any adverse impact on its character or appearance.

Provision of visitor facilities

The new location for the reception building and the provision of play equipment will enhance facilities for visitors to the site and are therefore in accordance with Policy T7 in Hastings Local Plan 2004 and Policy CC1 of the DM Plan. Furthermore, Section 3 of the NPPF requires planning policies to support economic growth in rural areas and to “.....*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;.....*”

Public Safety and Convenience

The relocation will allow a number of vehicles to pull into the site and, if queues form, they are less likely to need to queue on Barley Lane itself.

Land Stability

Although there are issues with land stability in this general area, the site of the play equipment and building are relatively flat and there is not considered to be an issue with land stability in relation to these proposals.

Recommendation

Shearburn Holiday Park is an existing caravan park which is designated as such within the Hastings Local Plan 2004 and it is one of the primary tourist accommodation sites in the Borough. It is considered the reception building and play equipment will enhance facilities within the site and they are appropriate to the character and appearance of the touring caravan and camp site. There is no significant adverse impact on the rural amenity enjoyed by visitors to the Country Park, the landscape character of the Country Park, the AONB or the area in general. It is therefore recommended that planning permission be granted, subject to conditions.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The reception building hereby approved shall have a natural timber finish unless otherwise approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, H2/130901/01, H2/130901/03, H2/130901/04 & H2/130901/05.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the visual amenity of the area.
3. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Officer to Contact

Mrs C Boydell, Telephone 01424 783298

Background Papers

Application No: HS/FA/14/00762 including all letters and documents