

Development Management Delegated Decision Report

B/21/0073



SUMMARY OF APPLICATION

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Application Reference	B/21/0073		
Application Type	Full Planning Permission		
Proposal	Construction of a 2 bedroomed chalet bungalow for owners/managers residence		
Location	Walnut Lake Holiday Park, Main Road, Algarkirk, Boston PE20 2LQ		
Applicant	Maria Potts		
Agent	Mr Shayne Martin, SM Development Consultancy Ltd		
Received Date:	22-Feb-2021	Consultation Expiry Date:	23-Mar-2021
Valid Date:	22-Feb-2021	Statutory Expiry Date:	19-Apr-2021
Date of Site Visit:	02-Mar-2021	Extension of Time Date:	----
Objections received?	No		
5 day notification record: Not applicable			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	06/04/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a parcel of land located in the southern extent of Walnut Lakes Holiday Park. The Holiday Park is located north of the A17 and is to the south east of Sutterton, with the South East Lincolnshire Local Plan showing the site to be in the countryside. North of the site are the lodges, lake and pond associated with the Holiday Park, with a dwelling to the east. South of the site is an embankment, beyond which is the A17 and to the west are the existing offices/ administration block used in connection with the Holiday Park. The character of the wider area is predominantly agricultural.

DETAILS OF PROPOSAL:

Full planning permission is sought for the construction of a 2 bedroomed chalet bungalow to be used as an owners/ managers' residence in connection with Walnut Lakes Holiday Park.

The proposed dwelling will have a raised finished floor level to account for flood risk, with the dwelling measuring approximately 8.19m to the ridge. The proposed materials include a red



multi brick, red clay tiles for the roofing, white UPVC windows, cast stone cills and black UPVC rainwater goods.

Solar panels are also proposed in order to promote a more low energy, sustainable build.

Full details of the submission are shown on the following plans:

- AR0210-ALP-01 - Site Location Plan;
- AR0210-ASL-02 Rev P2 - Proposed Site Layout;
- AR0210-AEL-01 Rev P2 - Proposed Elevations Sheet 1 of 2;
- AR0210-AEL-02 Rev P2 - Proposed Elevations Sheet 2 of 2;
- AR0210-AGA-01 Rev P2 - Proposed Floor Plans;
- AR0210-AGA-02 Rev P1 - Proposed Roof Plan;
- AR0210-ASX-01 Rev P1 - Site Sections.

RELEVANT HISTORY:

- B/19/0277 - Change of use of cabin no.4 from holiday letting to office/security/warden accommodation for 11 months of the year – Approved on 06/11/2019;
- B/16/0416 - Creation of 10 touring caravan pitches to existing park – Approved on 11/01/2017;
- B/11/0485 - Erection of one wood clad two bedroom holiday lodge and one wooden storage shed – Approved on 23/01/2012;
- B/10/0314 - Formation of fishing lake to be used in association with the existing Holiday Park, plus 2m high embankment – Approved on 17/11/2010;
- B/09/0109 - Erect 5mx5m wooden log shed with double doors and windows (use of hot tub and WC/Shower (disabled) – Approved on 20/05/2009;
- B/06/0764 - Log Cabin shed to house sauna and exercise equipment plus external/outdoor hot tub – Approved on 09/01/2007.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 7: Improving South East Lincolnshire's Employment Land Portfolio;
- Policy 9: Promoting a Stronger Visitor Economy;
- Policy 30: Pollution;
- Policy 31: Climate Change and Renewable and Low Carbon Energy;
- Policy 36: Vehicle and Cycle Parking.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development;
- Section 4: Decision-making;
- Section 6: Building a strong, competitive economy;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

Welland and Deepings IDB

Did not respond.

Algarkirk Parish Council

Have no comments.

Lincolnshire County Council

Have no objections as the access and parking arrangements are unchanged, meaning there will not be an unacceptable impact on highway safety.

Environmental Health

Have no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regard to this application are set out below:

- Principle of development;
- Impact on the character and appearance of the area;
- Impact on residential amenity;
- Highway safety and parking;
- Flood risk;
- Biodiversity and trees.

The site is situated within the countryside and as per Policy 1 of the SELLP, any development in the countryside will be permitted where it is necessary to such a location and/ or meets the sustainable development needs of the area.

Policy 9 of the SELLP relates to promoting a strong visitor economy, stating small-scale development outside settlements will be permitted where they help support the visitor economy.

Paragraph 8 of the NPPF relates to sustainable development states what the three overarching objectives in achieving sustainable development are:

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 81 (d) of the NPPF relates to building a strong, competitive economy and states planning policies should:

“be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”

Part one of Policy 1(d) requires the proposal demonstrates it is necessary to its location. At present, the applicant has permission for one of the log cabins on site to be used for office/ security/ warden accommodation. This is no longer deemed feasible, hence this submission and permission is sought for a two bedroom managers/ owners dwelling in connection with the holiday park.

Obviously, it is argued such a proposal needs to be located on the relevant site, however, there has to be a clear need for such a proposal and it is down to the submission to demonstrate this. From review of this submission, the following reasons have been provided to help satisfy the requirements of policy 1:

- Security
 - Protect against theft/ vandalism and protect future visitors;
 - Lack of a constant security presence would increase criminal activities;
 - Late night calls to the site are often made;
 - Protect from night fishing theft;
 - Regular break ins in the past have led to enhanced CCTV installation and automated drop barriers.
- Maintenance
 - Daily undertaking and involves more than just the holiday lodges;

- General site maintenance;
- Growth of the park has led to maintenance responsibilities increasing and often family members and additional hires are needed to help;
- Further employment is now unavoidable;
- Economic viability
 - Permanent place of residence is now vital;
 - Live and work on site with a 24 hour presence;
 - Family can inherit and continue to operate the site making it economically viable for the long run;
 - Current short term solution of the log cabin is not going to be effective in the long run;
- Open market dwelling outside the site would not be suitable as presence is needed on site for the above reasons;
- Dwelling proposed is of an appropriate size commensurate to the need on site.

The growth of the holiday park will inevitably lead to an increase in activities and efforts needed to maintain and manage the site. The above reasons show why the managers/owners residence is needed on site and the first part of policy 1 has, therefore, been satisfied. The efforts to design a scheme commensurate to the site and need have also been noticed as the proposal is for a modest two bedroom accommodation. Should the proposal have been for a large, spacious 3 or 4 bedroom property then questions would have been asked and how this was commensurate to the need on site.

Part 2 of Policy 1(d) requires the proposal to meet the sustainable needs of the area. The proposal will provide community and economic benefits by allowing a successful holiday park's continued operation, providing jobs and contributions to the local economy, in addition to benefiting local services and future visitors may use these.

The proposal is, therefore, compliant with policy 1 of the SELLP.

The proposal does not conflict with neighbouring uses, and can demonstrate a functional link to an existing rural attraction. Whilst the proposal is not exactly in keeping with the character of the locality, it will not be detrimental to the surrounding area and complies with 2 of the 3 requirements of policy 9 of the SELLP. On balance, this is deemed acceptable.

The principle of development is, therefore, acceptable.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

Whilst this form of development is not common in the area, it has been established there is a clear need for this proposal. The considerations, therefore, turn to the siting of the dwelling on the site and its scale/ external appearance.

The proposal will be sited in the southern extent of the holiday park which is north of Station Road. From the road looking towards the site, there is essentially 2m of bunding, a line of mature hedging on top of the bunding, beyond which is the site and proposed siting of the managers/ owners accommodation. Sections have been submitted with this proposal which demonstrate how the bunding and hedging effectively shield the proposal, so the impact on the character of the area in this regard is minor.

The materials proposed are deemed appropriate and will not lead to a poorly designed proposal.

The accommodation itself is a modest two bedroom chalet bungalow. This is deemed commensurate to the size of the holiday park and the need for such an accommodation. Should a 3 or 4 bedroom property have been proposed, it would have been argued it would not have been commensurate to the operations on site.

From the proposed site plan 8 trees will need to be removed. Whilst these were not essentially of great value, following discussions with the agent, it was agreed these would be replaced within the application site.

A condition will also be attached to ensure the proposal will only ever be used as an owners/ manager's accommodation, as permission would not normally be granted for an open market dwelling in this location.

The proposal, therefore, complies with policies 2 and 3 of the SELLP in regard to the character and appearance of the area.

Impact on residential amenity

SELLP Policy 2, 3 and 30 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

There are no dwellings immediately adjacent to the site, in addition to the site being effectively screened by bunding and planting. The proposal, therefore, will not lead to a loss of amenity as there will be no privacy, outlook, overlooking, overbearing or overshadowing issues.

The proposal, therefore, complies with policies 2, 3 and 30 of the SELLP in regard to amenity.

Highway safety and parking

Policy 36: Appendix 6 of the SELLP relates to parking standards. It requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot.

The proposal is for a two dwelling manager's accommodation and there is ample space for two parking spaces, meaning the proposal is compliant with the parking provision requirements within the SELLP.

The Local Highway Authority do not object to the scheme, appropriate parking provision can be provided and vehicles can enter and leave the site in a forward gear. It is not considered the traffic that may be generated from this proposal will harm highway safety.

The proposal is, therefore, acceptable and highway safety and parking grounds.

Flood risk

Policy 4 of the SELLP states a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, that it is essential infrastructure in FZ3a & FZ3b, it is highly vulnerable development in FZ2 or is more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk. Where supported by a site specific flood specific risk assessment a criteria will need to be adhered to.

The application site is within Flood Zone 3 and a Flood Risk Assessment forms part of this submission which outlines a number of mitigation measures that should be included in the design of the proposal. One of which was to raise the FFL by 0.64m above existing ground level.

A surface water strategy is within the Flood Risk Assessment and concludes any additional surface water can be effectively dealt with on site and will not increase flood risk elsewhere.

The proposal, therefore, is safe from flooding and will not increase flood risk elsewhere.

Biodiversity

Policy 28 of the Local Plan requires all development proposals to provide an overall net gain in biodiversity.

It is noted that the development would result in the loss of mainly fruit trees which run along the northerly boundary. Although these are considered not be a high amenity value they still contribute towards the biodiversity of the site. Given there are opportunities for mitigation planting within the site it is considered replacement tree planting can be achieved and as shown on the amended layout plan to a ratio of 1:1.

It is noted that SELLP Policy 28 seeks to uplift a net gain in biodiversity, however, in this instance given the presence of the small lake within the holiday park, nearby vegetation and scale of the development it is considered it would be difficult to require further measures to be incorporated.

CONCLUSION:

It has been clearly demonstrated there is a need for this proposal which is of a modest size and commensurate to the demands of the site. The principle of development is, therefore, acceptable. It has also been demonstrated there will be no detrimental impacts on the character and amenity of the area, highway safety and flood risk.

The proposal, therefore, complies with both local and national policy. Accordingly, it is recommended to grant planning permission subject to conditions.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received on 22/02/2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • AR0210-ALP-01 - Site Location Plan; • AR0210-ASL-02 Rev P2 - Proposed Site Layout; • AR0210-AEL-01 Rev P2 - Proposed Elevations Sheet 1 of 2; • AR0210-AEL-02 Rev P2 - Proposed Elevations Sheet 2 of 2; • AR0210-AGA-01 Rev P2 - Proposed Floor Plans; • AR0210-AGA-02 Rev P1 - Proposed Roof Plan; • AR0210-ASX-01 Rev P1 - Site Sections. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework 2019.</p>
3	<p>The occupation of the owners/ managers residence identified on the submitted plans shall be limited to a person who owns or is solely or mainly employed in the business which occupies the land identified as Walnut Lakes Holiday Park on the submitted plans.</p> <p>Reason: The owners/ managers residence is sited in an area in which dwellings other than those connected with a demonstrated, functional business need would not be permitted in accordance with Policy 1 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2019.</p>
4	<p>The development permitted by this planning permission shall be carried out in accordance with the mitigation measures outlined in the approved Flood Risk Assessment (FRA) (Ambiental Environmental Assessment, Ref: 5969, Final v1.0).</p> <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place thereafter.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants, in addition to providing the appropriate level of protection in accordance with the National Planning Policy Framework and Policies 2 and 4 of the South East Lincolnshire Plan (2011-2036).</p>
5	<p>The scheme shall be implemented and completed fully in accordance with the</p>

	<p>requirements of the approved surface water drainage strategy outlined in the approved Flood Risk Assessment (FRA) (Ambiental Environmental Assessment, Ref: 5969, Final v1.0). The applicant shall confirm the completion of the approved scheme in writing to the Local Planning Authority within one month of completion.</p> <p>Reason: To prevent the increased risk of flooding in accordance with Policies 2 and 4 of the South East Lincolnshire Plan (2011-2036).</p>
6	<p>The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p> <p>Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	