

Item B. 4	06/00857/FUL	Permit Full Planning Permission
Case Officer	Miss Caron Taylor	
Ward	Lostock	
Proposal	Erection of dwelling for staff (to replace wardens flat and staff caravans),	
Location	Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB	
Applicant	Harrison Leisure UK Ltd	
Proposal:	The application is for the erection of a dwelling for staff to replace the current wardens flat and staff caravans.	
Background:	Oldfields is a semi-derelict detached bungalow situated on a private access to the north of a row of terraced houses known as Railway View. The application properties and the row of terraces are accessed over the railway crossing from Riverside Crescent.	
Planning History:	<p>The history of the site relevant to the application is as follows:</p> <p>Ref: 97/00467/FUL Decision: Permit retrospective planning permission Description: Renewal of planning permission 9/94/449 for the retention of a residential park home for assistant manager,</p> <p>Ref: 97/00468/FUL Decision: Permit retrospective planning permission Description: Renewal of planning permission 9/94/448 for the retention of a residential park home for occupation by site operative,</p> <p>Ref: 04/00164/FUL Decision: Refused Description: Permanent retention of two residential park homes for occupation by employees of the caravan park,</p> <p>Ref: 06/00192/CLEUD Decision: Granted Description: Certificate of Lawfulness for the residential use of accommodation on the 1st floor and part of the ground floor of the shop and amenities building for purposes ancillary to the caravan park</p>	
Planning Policy:	PPG2: Green Belts DC1: Development in the Green Belt LT4: Caravan and Camping Sites Windfall Housing Supplementary Planning Guidance	
Consultations:	<u>Lancashire County Council Archaeology</u> Do not consider any archaeological response necessary.	

Ulmes Walton Parish Council

State that the building would be less obtrusive in the Green Belt if it were to be sited adjacent to the existing shop/office building at the entrance to the park. In an appropriately unobtrusive site the Parish Council support the application noting that the accommodation will, as proposed, be a replacement for the existing residential flat. The Parish Council also take into consideration the significance of the site in the local economy and the importance of effective 24-hour management cover not least to minimise the risk of late night noise nuisance from the site.

With these factors in mind the Parish Council accept the need for family accommodation to be available to attract appropriate personnel but feel this is more likely to be achieved by providing a three, rather than two, bedroomed dwelling.

Representations: Four letters of support have been received. Their reasons for support can be summarised as:

- the new house would improve the frontage to the site and taking into account the popularity of the site, they feel it is important that the owners have suitable accommodation to allow them to be on site 24 hours a day;
- the caravan park has been greatly improved and is an asset to Central Lancashire. As the owner and his family live in Morecambe it must be very difficult to run the caravan park at such a distance plus his other two caravan sites in the locality.

Applicants Case: There has been a series of consents for staff accommodation approved on the site going back to 1998. The need for a reasonable level of staff accommodation very much remains and the caravan park will not be able to operate without some form of 24-hour residential presence to meet the needs of visitors coming to the park whilst also bringing other associated benefits such as security and being on site at all times to deal with emergencies.

The Royal Umpire Caravan Park is of considerable importance to the local economy and provides for the equivalent of more than 7 full-time employees. Three of these are full-time site wardens.

Whilst the functional need for staff to be on site was established as long ago as 1998, since then the expectations of visitors have increased with ever-greater demands in terms of the level of service now regarded as being the norm. Although a modest dwelling unit (flat) was granted a certificate of lawfulness earlier this year this is not in any way suitable in terms of attracting staff with a warden/management role. Ordinarily, such staff are not single people and a family home is needed, so the existing flat is clearly not large enough. The proposal does not seek to increase the amount of residential accommodation but just wishes to provide an enhanced but modest living unit able to accommodate the type of staff member needed

on the site. The applicants are willing to forfeit the use of the existing lawful residential flat on the site.

The application site has been chosen because it is well screened with mature hedging, will be seen in the context of other buildings and is on that part of the site now used for about 20 years for the stationing of static caravans for staff. It is also in a position that has direct line of site from the office through to the reception area/vehicular barrier and is well positioned to provide unsociable hours assistance to visitors to the park.

Assessment:

Green Belt

Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that planning permission will not be granted except in very special circumstances for development other than agriculture, forestry, essential facilities for outdoor sport and recreation and other uses of land that preserve the openness of the Green Belt and do not conflict with its purposes including, limited extension, alteration or replacement of existing dwellings in accordance with the relevant other policies within the Local Plan.

The proposals do not conform to the exceptions above and is therefore inappropriate development in the Green Belt and planning permission should only be granted in very special circumstances.

It is accepted that there is a need for a 24-hour presence at the site for security and in case of emergency, this was also recognised in the officers report for the application in 2004 that sought the retention of two static caravans for staff. This application was refused on the grounds there was already a flat in the reception building and this could provide the 24-hour cover required without the need for an additional two permanent static caravans. It was therefore concluded that the applicants had not shown very special circumstances to justify permitting it.

However, since the above application was refused, a certificate of lawfulness has been granted establishing the lawfulness of the wardens flat in the reception building. The two existing staff caravans are positioned where the proposed dwelling will be situated so will be removed from the site. In addition, the applicants are willing to forfeit the flat in the reception building therefore resulting in only one dwelling on the site. The only way of ensuring that the existing lawful flat on the site is forfeited is through a legal agreement under section 106 of the Planning Act in the form of a unilateral undertaking, which the applicant is happy to enter into.

Neighbour Amenity

The proposals will not have a detrimental impact on neighbour amenity as the nearest buildings belong to Auldene Nurseries, not being in residential use.

Siting, Design and Appearance

The proposed dwelling is not considered excessive, being a simple bungalow with two bedrooms, kitchen, sitting room and office. Although the dwelling is not being sited next to the reception building it will still be next to the buildings of Auldene Nurseries.

Windfall SPG

As stated above, since the last application a certificate of lawfulness has been granted for the existing flat. This is therefore a material consideration in determining the application. The proposals are not contrary to the Interim Supplementary Planning Guidance on Windfall Housing as there is already an existing lawful dwelling on the site, occupation of which will cease if the application is approved. It will therefore be a one-for-one replacement on the site.

Conclusion: Therefore, for the reasons above the application is recommended for approval subject to a s106 agreement and conditions.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E, F and G shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the Green Belt from further development on the site which may be harmful to its openness and visual amenity in accordance with policy DC1 and DC8A of the Adopted Chorley Borough Local Plan Review.

4. Upon occupation or substantial completion of the dwelling hereby permitted (whichever is sooner) the existing static caravans sited on the land within the red edge of the application site shall be removed from the land.

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 of the Adopted Chorley Borough Local Plan Review.

5. Occupation of the dwelling hereby permitted shall be limited to a person wholly of mainly employed at the Royal Umpire Caravan Park and his/her spouse and dependents.

Reason: To define the permission as the dwelling is sited in the Green Belt where policies of development restraint operate.
