

	<h1>Report</h1>	Agenda Item <h1>13</h1>
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Report to: **Planning Committee**
 Date of Meeting: **14 December 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/10/0281
 Planning Proposal: Formation Of Extension To Existing Caravan Park With Associated Engineering Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : I and V Stirling
- Location : Mount View Caravan Park
Abington

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions – based on conditions attached)

2.2 Other Actions/Notes

- (1) Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Alex Cullen and Co
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy STRAT5: Rural Investment Area
 - Policy DM1: Development Management
 - Policy ECON9: Tourism Development
 - Policy ECON12: Tourist Accommodation
 - Policy CRE2: Stimulating the Rural Economy
 - Policy ENV29: Regional Scenic Area

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Network Rail

Roads & Transportation Services H.Q. (Flooding)

West of Scotland Archaeology Service

Roads and Transportation Services (Clydesdale Area)

S.E.P.A. (West Region)

Planning Application Report

1 Application Site

- 1.1 The application site comprises vacant land extending to 2.54ha to the south of the existing Mountview Caravan Park which lies at the foot of Raggengill Hill outside the village of Abington. The existing caravan site is a mixture of static and touring pitches with an amenity block, outdoor play area and reception area/office attached to the applicants' dwellinghouse at the site entrance. The site is situated between Southwood Road and the West Coast Railway line and is accessed through the existing site. The site gently slopes east to west from Southwood Road. Southwood Burn delineates the boundary between the existing caravan park and the proposed extension. The burn is culverted under the railway banking to the River Clyde. In addition to this an existing second culvert under the railway banking is positioned on the same boundary at midpoint. The eastern boundary is formed by the coniferous Southwood Plantation while mature woodland forms the southern boundary.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the change of use of the site to form an extension to Mountview Caravan Park. The development will consist of the formation of a central access road which is an extension to the existing road network and 50 new static caravan plots. Due to the topography of the site, the site levels will be remodelled to create level areas for the caravan plots, parking and access road but this has been kept to a minimum and will achieve the desired levels by regarding the land with as little man made retaining structures being utilised as possible. An earthwork bund 2.5m high is being created to the boundary to the railway as a noise and visual buffer from the railway.
- 2.2 The applicant proposes to utilise the existing culvert to the Clyde situated on the western edge of the site by adding a bio disk treatment plant. This will treat the out fall from the existing septic tank serving the existing business in addition to the foul waste from the new static caravans. The applicant proposes to use the existing topography along with the new porous access road and parking areas to naturally drain the surface water.
- 2.3 As the size of the proposed application site was over 2 hectares in area the proposal falls within the definition of a major application under the hierarchy of developments introduced by The Planning etc (Scotland) Act 2006. As a major development the applicant had to carry out a pre-application consultation (PAC). This included a public event which was held in Abington village hall on the 22nd January 2010. The PAC report submitted with the application states that there were only two attendees to the public event and no comments were made on the proposed development.

3 Background

3.1 Local Plan Status

- 3.3.1 The South Lanarkshire Local Plan shows the site is situated outside the village boundary of Abington within the Rural Investment Area covered by Policy STRAT5: Rural Investment Area. Policies CRE2: Stimulating the Rural Economy, ENV29: Regional Scenic Area, DM1: Development Management, Policy ECON9: Tourism Development and Policy ECON12: Tourist Accommodation are also relevant.

3.2 Relevant Government Advice/Policy

- 3.2.1 SPP15: Planning for Rural Development states that Tourism is of vital importance to the social, economic, environmental and cultural well-being of rural Scotland and planning authorities should support the development of the tourism and leisure industry with appropriate policies on siting and design of new development.

3.3 **Planning History**

- 3.3.1 There has been no recent planning history relating to this application site.
- 3.3.2 Mountview Caravan Park was established in 1996 when planning approval was given for a mixture of static and touring pitches, an amenity block and a manager/owners residential unit. An application for a storage building was approved in 2007.

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services (Area Manager-Clydesdale)** – has no objections to the application, subject to conditions relating to improvements to the existing access.
Response: Noted. Appropriate conditions can be attached if consent is granted.
- 4.2 **Environmental Services** – no objections subject to a condition relating to waste control.
Response: Noted. An appropriate condition can be attached if consent is granted.
- 4.3 **West of Scotland Archaeology Service** – No objections subject to a condition to ensure that a programme of archaeological works is put in place to investigate the site for the presence of archaeological resources.
Response: Noted. An appropriate condition can be attached if consent is granted.
- 4.4 **Roads and Transportation Services HQ (Flooding Unit)** - No objections to the application but have requested that the site be investigated for the risk of flooding.
Response: Noted. The need for a flood risk assessment relates to the proposals to treat surface water run off. As SEPA have confirmed that the site lies outwith the flood plain, I am satisfied that an appropriate condition can be attached if consent is granted to address this issue.
- 4.5 **SEPA** - Originally objected to the application due to the lack of information provided on the foul drainage arrangement for the site. Following discussions between SEPA and the applicant an agreed drainage solution has been submitted and SEPA have now removed their objection. In addition they advise that the site lies outwith the functional flood plain and the 1 in 200 year (0.5% annual probability) flood envelope.
Response: Noted.
- 4.6 **Network Rail** – no objections subject to a condition relating to trespass proof fencing being erected along boundary with railway.
Response: Noted. An appropriate condition can be attached if consent is granted

Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification of the application and advertisement of the application in the press due to the non-notification of neighbours and development contrary to development plan no letters of objection have been received.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with the adopted local plan and its impact on the visual amenity of the rural area.
- 6.2 In terms of the adopted South Lanarkshire Local Plan the application site is identified as being within the Rural Investment Area covered by Policy STRAT5. This states that outwith settlement boundaries new build development is directed to existing building groups and gap sites. Business and industrial proposals should conform to Policy CRE2: Stimulating the Rural Economy. This states that the Council will endeavour to maximise job creation in rural areas outwith established settlements by encouraging development appropriate within the rural area. Policies ECON9: Tourism Development and ECON12: Tourist Accommodation state that the Council will support proposals to develop and expand tourism in South Lanarkshire consistent with the objectives of the Local Plan and the Tourism Action Plan, and the needs of the local area. Proposals to provide static caravans will be assessed on their impact on the environment, infrastructure and services in the area.
- 6.3 The principle of tourist accommodation in this area has been established by the development of the existing caravan park to the north of the site. The applicant proposes to extend this facility through the creation of 50 additional caravan plots. The provision of tourist accommodation is an appropriate use in the countryside while this current proposal represents a satisfactory consolidation of the existing facility. The application site is self-contained by the railway line and embankment to the west and existing established woodland to the east and south. As a result I am satisfied that the extension to the caravan park will not have an adverse impact on the landscape character of the Regional Scenic Area in which the site is located. In addition significant areas of open space and landscaping will reduce visual impact. The use of the land to extend the existing caravan park business is therefore acceptable in terms of land use policy and is considered to be consistent with Local Plan objectives to promote tourism development. The design, scale and layout of the caravans and the proposed earth works will not have any significant impact on the visual amenity of the rural area or the infrastructure and services at this location.
- 6.4 Policy DM1: Development Management states that planning applications will require to take account of the local context and built form and should be compatible with surrounding area in terms of scale, massing, design, external materials and impact on amenity. Development will require to have no significant adverse impact on the local environment and to enhance its quality and appearance. As stated above due to the design, scale and layout of the caravans and the associated infrastructure the development is seen as compatible with the surrounding area and has no significant impact to the local environment.
- 6.5 The application was advertised at the outset as development contrary to the development plan. However following a detailed consideration of the proposals I consider the proposals comply with policies in the adopted South Lanarkshire Local Plan. I recommend that planning permission be granted, subject to the conditions as listed below.

7 Reasons for Decision

- 7.1 I consider that the proposed development will not have a significant detrimental effect on the amenity of the area and complies with Policies STRAT5, CRE2, DM1, ENV 29, ECON9 and ECON12 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

25 November 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

S.E.P.A. (West Region)	22/10/2010
S.E.P.A. (West Region)	09/07/2010
Roads and Transportation Services (Clydesdale Area)	06/07/2010
Environmental Services	05/07/2010
Roads and Transportation Services (Clydesdale Area)	06/07/2010
Network Rail	18/08/2010
West of Scotland Archaeology Service	08/07/2010

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Steven Boertien, Planning Officer, South Vennel, Lanark, MI11 7JT
Ext 3266 (Tel: 01555 673266)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: LP/01, SS/LP/01, CS/01/Proposed, CS/02/Proposed, J2078_09/D/C_500, J2078XS_09/01, J2078XS_09/02 and J2078LS_09.
- 2 That the use of the tourist accommodation hereby approved shall be restricted to holiday occupation only and shall not be let or used as the sole residence of any one person, family or group. No individual, family, company, group or any other type of occupant shall occupy the accommodation for more than 12 weeks in any calendar year. To facilitate monitoring, a record system of all lettings, to include names, addresses and duration of stay, shall be in place at all times for Council inspection and shall be submitted to the Council as Planning Authority 12 months from the date of initial occupation or completion, whichever is the earlier, and every 12 months thereafter.
- 3 That no more than 50 caravans shall be parked within the site at any one time.
- 4 That before any caravans are brought onto the site, the applicant must provide a suitable trespass proof fence 2 metres in height adjacent to Network Rail's boundary. Details of the fence's future maintenance and renewal should be submitted for the written approval of the Council as planning authority before work starts on site.
- 5 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) details and specification of all trees, shrubs, grass mix, etc.; (b) details of the construction and materials to be used in the creation of the new access road and car parking areas. (c) details of any top-soiling or other treatment to the ground; (d) proposals for the initial and future maintenance of the landscaped areas; (e) details of the phasing of these works if any; and no work shall be undertaken on the site until approval has been given to these details.
- 7 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 8 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 9 No development shall take place within the development site as outlined in red on

the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the Satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

- 10 That before any caravans are brought to site the existing access to the caravan park from Station Road shall be hard surfaced, for the first 10m from edge of the public carriageway.
- 11 That before any caravans are brought onto site, a visibility splay of 2.5 metres by 35metres measured from the road channel shall be provided on both sides of the vehicular egress to the public road and everything exceeding 1metre in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1metre in height shall be planted, placed or erected within these sight lines.
- 12 A drainage system capable of preventing any water from flowing onto the public road or into the site from the public road or surrounding land to be provided and maintained at the applicant's expense.
- 13 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 14 That before any works are commenced on site, the developer shall submit a flood risk assessment that includes a drainage assessment relative to the application site. All above and under ground water sources should be considered. The assessment is to be carried out to the satisfaction of the Council, and no work shall commence on site until the written approval of the Council as Planning Authority has been given. Any mitigation measures shall be implemented before any caravans are brought to the site and thereafter maintained to the satisfaction of the Council.
- 15 That before any caravans are brought on site the sewerage treatment system shall be constructed in accordance with SEPA standards and as approved by the Council as Planning Authority in consultation with SEPA.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To ensure that the economic benefit of this tourism development is not lost by the accommodation becoming occupied by long term or permanent residents and to ensure compliance with local plan policy.
- 3 To safeguard the amenity of the area.
- 4 In the interests of amenity.
- 5 These details have not been submitted or approved.

- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity.
- 9 To ensure that provision is made to address areas of archaeological interest.
- 10 In the interest of public safety.
- 11 In the interest of road safety.
- 12 In the interest of public safety.
- 13 To minimise nuisance, littering and pest problems to nearby occupants.
- 14 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 15 To ensure the provision of a satisfactory sewerage system.

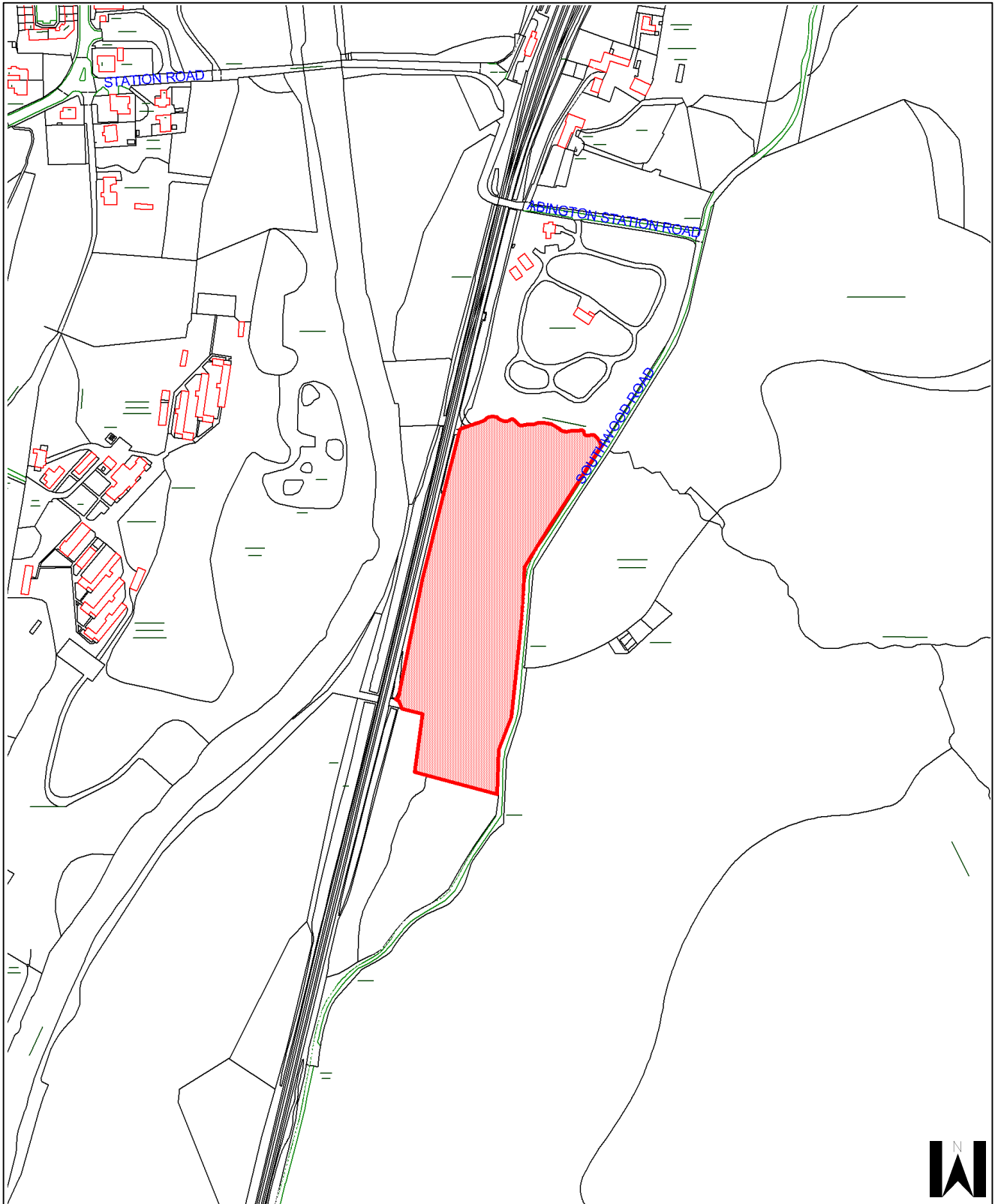
CL/10/0281

Planning and Building Standards Services

Mount View Caravan Park, Abington

Scale 1:5000

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