

SEA PALLING - PF/19/0519 - Change of use of land to a storage area for caravans (Class B8); Land opposite Golden Beach Caravan Park, Beach Road, Sea Palling, NR12 0AL for Golden Beach Caravan Park

Target Date: 3 July 2019

Case Officer: Mr R Arguile

Full Planning Permission

RELEVANT CONSTRAINTS

Article 4 Direction

EA Risk of Flooding from Surface Water 1 in 100

EA Risk of Flooding from Surface Water 1 in 1000

Flood Zone 3

Landscape Character Area

LDF - Countryside

SFRA - Flood Alert Area

SFRA - Flood Warning Area

SFRA - Flood Zone 3A

SFRA - Internal Drainage Boards Boundary

SFRA - Risk of Flooding from Surface Water + CC

RELEVANT PLANNING HISTORY

None

THE APPLICATION

The application for the change of use of the land from vacant land to use for the storage of caravans (B8). The proposal involves the temporary storage of old caravans from the Golden Beach Caravan Park opposite whilst they are awaiting removal by a haulage firm and new caravans prior to them being stationed at the caravan park. It is proposed that no more than four caravans will be on site at any one time and they would be stored for a maximum of four weeks.

DESCRIPTION OF THE SITE

The site comprises of a strip of land with a grass surface opposite the Golden Beach Caravan Park on Beach Road, and directly opposite dwellings - Primrose and Lavender Cottages. There are dwellings either side of the site and agricultural land to the rear. It is understood that the site is occasionally used for car parking by tourists and visitors to Sea Palling, but this is not subject of any planning permission. It also lies within Flood Zones 3A.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr H Blathwayt, on the grounds of adverse impact on highway safety and access to the site.

PARISH/TOWN COUNCIL

Sea Palling and Waxham Parish Council – Object for the following reasons:

- They consider the site is an undeveloped site, not a brownfield site. They are also concerned that this will set a precedent, particularly as it could lead to the area be used as a retail area.
- Traffic generation and vehicular access - the road to the site is narrow and completely unsuitable for regular deliveries of mobile homes. The current, occasional delivery arrangements necessitate the road being closed so that the vehicles can shunt backwards and forwards to gain access.
- Safety - the road is in the busiest part of the village and is the only way emergency

vehicles can access the beach. The village and the beach are very busy during a large part of the year, especially summer. How will public safety be maintained if the road is closed?

- Mobile home purchasers will increase the traffic
- Environment - the process of shunting the vehicles creates a great deal of noise and fumes, on a larger scale this would be unacceptable.
- In the past the sale of mobile homes took place on the Golden Beach Caravan Park where there is sufficient space for large vehicles and road closure was unnecessary.

REPRESENTATIONS

None received

CONSULTATIONS

Environmental Protection - No objection. Suggest a condition to ensure the site is only used for the storage of caravans and no other items.

With regard to flood risk it is acknowledged that the site lies within Flood Zone 3A and that the report provided by the applicant determined flood risk was low. A suitable warning and evacuation scheme forms part of this report which include safe refuge points. It is further acknowledged that the caravans stored on the site will not be occupied at any time so there would be no threat to life. The management of the site have been advised to register with the Environment Agency's *Flood Warnings Direct* service, to give warnings to any possible flood event occurring.

Highway Authority - Although having some reservations about the scheme consider they could not sustain an objection on highway grounds. They do however, consider the existing vehicular access needs to be widened and upgraded, together with surface improvements within the site to facilitate manoeuvring and avoid mud and debris being carried on to the highway. A condition is suggested to secure this.

Environment Agency - comments awaited. Any received will be reported verbally at the meeting

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

EN 4 - Design and Amenity

EN 10 - Development and Flood Risk

CT 5 - The Transport Impact of New Development

EC 3 - Extensions to Existing Businesses in the Countryside

National Planning Policy Framework (February 2019):

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

MAIN ISSUES FOR CONSIDERATION

- Principle
- Design
- Highway impacts
- Flood Risk
- Amenity

APPRAISAL

Main Issues:

Principle: SS 1 and SS 2

The site is located within an area, designated as 'Countryside' under policy SS 1 of the Norfolk Core Strategy. Policy SS 2 limits development in the Countryside to that which requires a rural location and which is for one of the types of development listed in the policy. These include, extensions to existing businesses. It is considered that the proposal can be treated as an extension to the existing caravan park business as it would enable the business to replace its caravan stock when needed more effectively than the current arrangement which involves removing and replacing caravans on a one to one basis. The proposal is therefore considered to be in terms of policies SS 1 and SS 2.

Effect on the character and appearance of the area: EN 4 and EC 3

The site would be used for the storage of up to a maximum of four caravans at any one time. These caravans would be removed from the Golden Beach Caravan Park, which is located opposite the site, and stored until they are taken away permanently. No caravan would remain in situ for a period in excess of four weeks before removal. The change of use of the land allows for the applicant to replace caravan stock more efficiently by having a temporary area to store them while new caravans can be sited on the main park.

The site sits between dwellings within a row along the east side of Beach Road comprises bungalows, with some two storey properties, in a mix of styles. Its frontage to Beach Road is open and would need to remain so to allow for the manoeuvring of caravans in and out of the site and because of the access improvements that would be required should the application be approved.

The caravans would however, be stored on the rear part of the site and a plan has been submitted showing this, which can be secured by condition. The caravans would also not be stacked on top of one another. This should ensure that in longer views along Beach Road, the stored caravans would not be readily visible. They would be more apparent in shorter range views in the proximity of the site, but it is noted that there is an existing caravan park close by just to the north of the site beyond the old chapel. On balance, it is therefore considered that the proposal would not result in any material harm to the character and appearance of the street scene and is acceptable in terms of policies EN 4 and EC 3.

Highways: CT 5

There have been no objections by the highway authority on the issue of safety. It is considered by that owing to the close proximity of the site to the main caravan park, the number of vehicular movements would not significantly increase. However the access is not considered acceptable, and improvements are required to increase the width to 8m, improve the surfacing and to prevent surface water from the site draining on to the carriageway. A condition is recommended to secure this. It is considered that given the fact the site will be limited to four caravans at any time and likely that most of the movements will be out of season, vehicle movements will not increase to a level which causes detriment to safety. It is therefore considered the scheme complies with CT 5.

Flood Risk: EN 10

The Environmental Protection Team have no objections to the proposed development in terms of flood risk and safety. As the site will be restricted to 'decommissioned' caravan and new caravans awaiting stationing caravans on the Golden Beach site, there will be no habitation of them.

In terms of the flood risk, the Flood Risk Assessment (FRA) provided with the application indicates a low possibility of flooding, given its coastal location. An evacuation route out of Sea Palling is also identified within the FRA. The FRA concludes that proposal will not increase the flood risk of the wider area and that the 'actual risk' from coast flooding is low combined with the low 'residual risk' of a breach of coastal defences. Comments have however been sought from the Environment Agency to confirm this. Any received will be reported verbally to the meeting

Amenity: EN 4

The site is located in between two residential properties. The caravans will be stored to the rear of the site and not alongside either property. It is considered there will be some very minor noise during the loading and unloading process, however this will be infrequent and no concerns have been raised by the Environmental Protection team in this respect. The caravans would be about 2 metres high and would not be stacked on one another so there would be no material overshadowing of the neighbouring property's rear gardens. Whilst the caravans would be visible from the neighbouring property's gardens there would be no unacceptable loss of outlook or overbearing impacts. It is however recommended that a condition is included requiring some hedge planting along part of the south boundary to help provide some screening when mature in views of the site from the neighbouring property - Foxley. On that basis the proposal is therefore considered to be acceptable in terms of policy EN 4

Conclusion

It is considered that with conditions as suggested, the use of the land to store caravans is acceptable. The land is in close proximity to the main business and will be limited to four caravans at a time. Given the frequency of old caravans being replaced by newer models, the vehicular movements accompanying this would be unlikely to result in any greater impact than the current method of replacing the caravans on a one in out basis. There would be some limited visual impact at the times caravans are stored on the site, but not to a degree that is considered to be unacceptable. The stored caravans would not be used for habitation and given the flood risk pose no threat to life. It is therefore recommended the application be approved subject to the conditions below.

RECOMMENDATION:

Subject to their being no unresolved objection from the Environment Agency in respect of flood risk, approve, subject to conditions relating to the following matters, and any others deemed necessary by the Head of Planning:

- Time limit
- Approved plans
- Maximum of four caravans to be stored at a time and in the locations shown on plan
- No stacking of caravans
- Suitable boundary planting along the southern border to reduce visual impact
- Caravans must be tethered, in the event of flood
- Access improvements
- Restrict to storage of caravans only.

Final wording of conditions to be delegated to the Head of Planning