

Application Number

P/2014/0772

Site AddressLandscape Holiday Village
Gillard Road
Brixham
Devon
TQ5 9EP**Case Officer**

Mr Alexis Moran

Ward

Berry Head With Furzeham

Description

Continued use of land at Landscape Holiday Park, Gillard Road Brixham in connection with caravan sales (temporary 14 month period).

Executive Summary

The application seeks retrospective permission to use part of the land at Landscape Holiday Park, Gillard Road Brixham for caravan sales for a temporary period until 31st October 2015. The site forms part of a larger area that has an extant permission (P/2009/0452) for the addition of 101 static holiday caravans for occupation between 16th February and 14th January in any year.

The application states that a maximum of five caravans will be on site for sales purposes at any one time. The caravans sited here will be cream in colour and accessed via a gravel path. Planning permission granted under application reference P/2009/0452 required the caravans situated on the outside northern and eastern edges of the site to be clad in a dark brown colour to reduce their visual impact on the AONB. This area includes the application site.

It is considered that subject to the addition of appropriate conditions limiting periods of use, caravan numbers and landscape implementation, the application would not cause significant harm to the AONB or Countryside Zone and is therefore recommended for approval.

Recommendation

Conditional approval for a temporary period until 31st October 2015; suggested conditions are listed at the end of this report.

Final drafting and determination of appropriate planning conditions to be delegated to the Director of Place.

Site Details

The proposal site is an existing Holiday Park on Gillard Road, Nr Berry Head, Brixham. This is close to the existing administrative building, sales office and car park. The site lies within an Area of Outstanding Natural Beauty, Countryside

Zone and a Coastal Preservation Area. The site is adjacent to a National Nature Reserve (NNR), Site of Special Scientific Interest (SSSI) and Coastal Protection Zone on the coastal fringe and is in the vicinity of the Berry Head Country Park, which is designated as a Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The site was granted Planning Permission for an additional 101 holiday caravans in July 2012 under planning permission P/2009/0452/PA.

Detailed Proposals

The application seeks permission to use part of the land at Landscope Holiday Park, Gillard Road Brixham in connection with caravan sales for a temporary period to 31st October 2015. The site was used for the display and sale of caravans earlier this year without the benefit of consent. The applicant has advised that caravans for sale would only be stationed at the site between March and October. As such, the site would be vacant between November and February 2014/2015.

The land comprises a simple gravel area for caravan sales. The number of caravans stationed in this location will not exceed 5-units at any one time. These caravans will be 3.7m x 12.2m or 3.7m x 11m in size and would be cream in colour.

It was evident when visiting the site that the boundary hedge, shown as being retained as part of the landscaping scheme for P/2009/0452 (Dwg No. 11053.L06 Rev B) had been removed.

Summary Of Consultation Responses

Natural England No objection

Arboricultural Officer No objection

Landscape Officer This proposal is situated within the South Devon Area of Outstanding Beauty (AONB). The 2 caravans and gravel paths are currently prominent in views from Gillard Road. However with the implementation of the soft landscaping (native hedgerow and specimen trees) detailed on the approved landscape scheme (P/2009/0452 Dwg No. 11053.L06 Rev B), it is considered that the proposals would not have a detrimental visual impact on the AONB.

It is important that this planting is implemented during the current planting season (Nov 2014 - March 2015) and it is recommended that a condition be attached to any approval to secure this.

Highways No objection

Brixham Town Council Refusal. The colour of the caravans is out of keeping with landscape. Green would be more appropriate.

Summary Of Representations

One letter of objection has been received which referred to the original permission P/2009/0452 which required the caravans in this area to be painted brown.

After following the Councils Site Review Meetings procedure it was considered appropriate that the application is considered by the Development Management Committee.

This letter has been electronically sent to Members for their consideration.

Relevant Planning History

P/2009/0452 Use of land for the stationing of additional 101 static holiday caravans for occupation between 16th February and 14th January in any year, installation of public footpath and ancillary operations. Conditional approval 26.07.2012

P/2005/1242 Use Whole Site For 11 Months Letting Period. Approved 30.07.2005

Key Issues/Material Considerations

The key issue to consider in relation to this application is the visual impact that the siting of up to 5 cream coloured caravans until October 2015 would have on the character and appearance of the AONB.

Local Plan policy TUS (Tourism Strategy) states that 'Torbay's tourism industry will be developed in a sustainable and competitive manner having regard to environmental resources, through the retention of existing attractions; the investment in new facilities; and by the sensitive development of Torbay's heritage as a tourism asset.' This is considered to be relevant in this instance insofar as the units sold will be moved to elsewhere in the park as part of the larger redevelopment approved by application P/2009/0452.

Although this development is in an area with extant permission for 101 static caravans it is situated within the South Devon Area of Outstanding Beauty (AONB) and the Countryside Zone and would be visible from Gillard Road especially given the removal of the boundary hedge. The caravans that are proposed to be sited in this location until October 2015 are a cream colour and will therefore be more visually apparent.

Policy L1 in the Torbay Local Plan 1995-2011 requires the conservation and enhancement of natural beauty in AONBs to be given priority over other considerations. This objective is consistent with the NPPF which states that

great weight should be given to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty.

Policy L4 in the Torbay Local Plan 1995-2011 permits development of tourist facilities appropriate to the rural setting within the Countryside Zone providing that the rural character would not be adversely affected and development is carried out to minimise any harm to the environment.

In support of the application a Landscape and Visual Impact statement has been submitted. This concludes that the visual impact of the temporary development of a caravan sales area is greatly limited by the surrounding landform, the extent of existing vegetation and the existing adjacent caravan park uses. The majority of visual receptors within the study area would experience no material change in their views. A very small number of receptors close to the northern boundary of the site would potentially experience a slight adverse residual impact.

The Council's landscape officer has advised that the two caravans and gravel path that were on the site at the time of his site visit and are visible from Gillard Road. With the implementation of the native hedgerow and specimen trees shown on the approved landscape scheme it is considered that the proposed development would not have a detrimental impact on the appearance and character of the AONB.

As part of application P/2009/0452 a detailed landscape strategy was approved which requires its implementation in accordance with a range of conditions relating to boundary treatment, phasing plans and the occupation of units. As part of this strategy it was agreed that the caravans on the northern and eastern boundaries of the larger site were to be clad in dark brown.

For a temporary period, it is considered that providing the approved landscaping around the site of this application is implemented, ie planting of the hedge to the northern boundary of the application site, to mitigate visual impact, paler colours could be used in the location of the current application. With the screening that would be provided by new hedge planting along the boundary of the site the visual impact on the natural beauty of the AONB would be limited, and on the basis that it would be for a temporary period it could be concluded that the proposal would not harm the landscape and scenic beauty of this part of the AONB. There would be no permanent impact on the high quality landscape character of the area as the caravans would be replaced with those approved under application reference P/2009/0452 after 31st October 2015.

It is therefore important that a condition should be imposed to ensure the implementation of the soft landscaping (native hedgerow and specimen trees) detailed on the approved layout plan 2083-02 shall be carried out at the earliest possible time. As the applicant has advised that the caravans are not currently

on site this needs to be implemented before they return in March 2015. It would be good practice to carry out the planting by 31st January 2015 so that it is provided within the current planting season.

Given the concern of a local resident about adherence to the approved planning consent, monitoring will be required by the Council to ensure that the cream coloured caravans are removed from the site by 31st October 2015. In the event that this is not carried out the Council would need to consider an enforcement investigation.

Conclusions

In conclusion, the proposed caravans would be on the site for a temporary period until 31st October 2015. Providing the approved planting of the boundary hedge is implemented the proposal would not notably harm the visual amenity of the area. The proposed development is considered to be appropriate for conditional temporary planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. The site shall be used for the sale of caravans only between the months of March 2015 and October 2015. The caravans for sale shall be removed from the site between November 2014 and February 2015 .

Reason: In the interests of the amenities of the area and in accordance with the objectives of policies TU9, L1, L3 and L4 of the saved adopted Torbay Local Plan (1995-2011).

02. A maximum number of five caravans used for sales purposes shall be located on the site at any one time until 31st October 2015 at which time the use of the land for the sale and display of caravans use shall cease and the site shall thereafter be used in accordance with planning permission P/2009/0452 (together with any consents granted pursuant to that permission)

Reason: In the interests of the amenities of the area and in accordance with the objectives of policies TU9, L1, L3 and L4 of the saved adopted Torbay Local Plan (1995-2011).

03. The new hedgerow adjacent to the coastal footpath shown on plan reference 208/302 received on 26.7.14 shall be planted prior to 31.1.15 in accordance with the specification approved under application reference P/2009/0452. The gap in the hedge for the gravel path shall be closed with planting as approved under application reference P/2009/0452 in the first planting season after 31.10.15. Any trees or plants which within a period of 5 years die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve the rural character of the site in the interests of visual amenity and to accord with policies L2, L4, TU3 and TU9 of the saved adopted Torbay Local Plan (1995-2011).

Relevant Policies

- TUS Tourism strategy
- TU9 Refurbishment and redevelopment of holiday
- LS Landscape strategy
- L1 Areas of Outstanding Natural Beauty
- L3 Coastal Protection Areas
- L4 Countryside Zones
- L8 Protection of hedgerows, woodlands
- L9 Planting and retention of trees
- NCS Nature conservation strategy
- NC1 Protected sites - internationally important
- NC2 Protected sites - nationally important sites
- NC5 Protected species
- EP12 Coastal Protection Zone