



TO: Planning Committee South

BY: Head of Development

DATE: 16 May 2017

DEVELOPMENT: Extension of existing Camp Site to provide 50 additional pitches to be used from 1st March - 30th September each year and regularisation of track and washing up sinks

SITE: Blacklands Farm Camping Blacklands Farm Wheatsheaf Road Henfield

WARD: Henfield

APPLICATION: DC/16/2915

APPLICANT: Mr Neil & Grahame Goodridge

REASON FOR INCLUSION ON THE AGENDA: Deferred from 21 March 2017 meeting

RECOMMENDATION: To permit the application subject to conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 The application was previously heard at the South Committee on 21 March 2017 where it was resolved to defer the decision in order to enter into further discussion with the applicant with regards to restricting use of land under the applicant's ownership for additional seasonal camping.
- 1.2 Following discussions, the applicant has submitted a revised Location Plan that includes all land under the ownership of the applicant, a Site Management Plan, and has agreed to the imposition of a condition to restrict use of land to the north of the site (including Spinning Wood).
- 1.3 The previous Committee Report is appended to this report.

2. PLANNING ASSESSMENTS

- 2.1 Following the March committee meeting further discussions with the applicant were undertaken to overcome the issues and objections raised, with particular regard to the seasonal use of the land under the applicant's ownership under the 28-day permitted development rule.
- 2.2 The applicant has provided an amended Location Plan which includes Spinning Woods and the northern field (labelled as Field 3) within the application site. The applicant has confirmed that Field 3 and Spinning Wood would not be used for overnight camping, with an agreement to erect a chestnut fence approximately 3m off the existing fence line along the boundary between Spinning Wood, Field 3, Whitebridge Farm, and Sake Ride Farm.

- 2.3 The erection of a chestnut fence and the restriction of permitted development on the identified fields are considered a reasonable and positive response to the concerns raised at the March meeting. A condition (no. 9) is recommended to remove permitted development rights for any temporary use of the identified fields.
- 2.4 The applicant, following a meeting with the Local Ward Members, is agreeable to restricting the total number of pitches on land within their ownership (i.e. the formal camping areas and the seasonal 28-day areas) to 200. This would need to be secured through a s106 agreement as a number of fields fall outside the area subject of this application.
- 2.5 Paragraph 200 of the National Planning Policy Framework (NPPF) states that “*planning conditions should not be used to restrict permitted development rights unless there is clear justification to do so*”. Planning Practice Guidance states that “*conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances*”. The removal of permitted development rights for a portion of the site is considered necessary in response to specific concerns in respect of the operation of the campsite.
- 2.6 Following the additional information and clarification received, the proposed extension to the camp site, to provide an additional 50 pitches, is considered to further diversify and enhance the facilities and recreational provision of the camp site, and is not considered to result in severe harm to the visual amenities and landscape character of the area. Furthermore, subject to conditions the proposal is not considered to harm the amenities of neighbouring properties. As such, the proposal is considered to accord with Policies 10, 11, 25, 26, 32, 33, 40, and 41 of the Horsham District Planning Framework (2015).

3. RECOMMENDATIONS

- 3.1 That planning permission be granted subject to the following conditions:-

1 A listed of the approved plans

2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition:** The camp site hereby approved shall be managed in accordance with the Site Management Plan and Plan reference 2016/105/PL10 rev. A received on 03 April 2017 and hereby approved. The development shall be undertaken in accordance with the approved Site Management Plan unless alternative details are agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity for site users and surrounding residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The camp site hereby approved shall not be occupied between October and February of each year, and all caravans and tents shall be removed from the site between October and February each year.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The development hereby approved shall be used for touring caravans and tents and for no other purpose (including any other purpose in any class in the schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order 2015 are not considered appropriate in this case under Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The total number of caravans and tents combined on the site shall at no time exceed 50.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Policy 43 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** No individual touring caravan/tent/caravanette shall remain on the site for a period longer than 4 weeks in any one year.

Reason: To protect the appearance and character of the area and to ensure that adequate provision is retained for use of touring caravans/tents/caravanettes, in accordance with Policy 43 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The site shall not be used for the parking of vehicles in use for any trade or business, or for any other aspect of a business or commercial activity other than that normally ancillary to the operation of a touring caravan site.

Reason: To protect the visual amenities and landscape character of the area, and the amenities of residents in the area, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no use falling within Class B of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (England) 2015 shall be undertaken on the land annotated as Field 3 and Spinning Wood on approved plan reference 2016/105/PL11 rev. A and received on 03 April 2017 without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of visual amenity and the amenity of the surrounding residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** No amplified music will be permitted on the site.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).