

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **7TH SEPTEMBER 2016**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY LYONS HOLIDAY PARKS AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR USE OF LAND FOR SITING OF 1 NO. STATIC CARAVAN AS ANCILLARY MANAGERS ACCOMMODATION AT ST. MARYS CARAVAN CAMP, MOSTYN ROAD, GRONANT – DISMISSED.**

1.00 APPLICATION NUMBER

1.01 052381

2.00 APPLICANT

2.01 Lyons Holiday Parks

3.00 SITE

3.01 St. Marys Caravan Camp,
Mostyn Road, Gronant.

4.00 APPLICATION VALID DATE

4.01 18th November 2014

5.00 PURPOSE OF REPORT

5.01 To inform Members of the decision of the Planning Inspectorate on an appeal which followed the refusal under delegated powers of an application for the siting of a static caravan for use as a residential wardens accommodation. The appeal was considered under written representations and was DISMISSED

6.00 REPORT

- 6.01 The Inspector considered the main issues in this case to be:
- Whether the development represented inappropriate development in the Green Barrier.
 - Whether there would be any other harm to the Green Barrier.
 - Whether the benefits of the development would clearly outweigh any harm to the Green Barrier together with any other harm, and thus justify the development on the basis of exceptional circumstances.
 - The effect of the proposal on flooding
- 6.02 The appeal site lies within an area designated as Green Barrier (GB). National planning guidance, contained within Planning Policy Wales (PPW), makes it clear that new development in a GB is inappropriate except under certain circumstances including for the purposes of informal recreation. Inappropriate development is, by definition, harmful to the GB. This is reiterated in policy Gen4 of the Flintshire Unitary Development Plan (UDP).
- 6.03 St Mary's is an open caravan park with demarcated pitches accessed by a road network and served by a single storey building that houses reception and other facilities. The site operates between the 1 March and 14 January each year. The site is an open one and reflects the rural nature of its surroundings. In the Inspector's opinion the siting of the proposed static caravan as permanent residential accommodation within the setting would undermine the area's open rural character by introducing new, built development into the open countryside. The proposed development would be visible from surrounding countryside and would be out of character with its predominantly rural surroundings. It would undermine the openness of the GB as a result.
- 6.04 The appellant stated that a warden on site is important in order to address normal day to day functions of the site. The Inspector noted how it may be useful to have a member of staff permanently on site to manage incidents, for security purposes and for the proper use of resources.
- 6.05 After giving consideration to these matters the Planning Inspector concluded that any and all of the functions of wardens could be met by alternative accommodation either within the existing facilities building, or a touring caravan or other accommodation. This was considered to be particularly the case during the off season despite its short duration.
- 6.06 The site lies within a C1 flood zone and the appellants submitted a flood consequences assessment. The Environment Agency considered that the siting of additional accommodation would represent additional vulnerable development and would not meet the

criteria for acceptable development in a flood zone, or could be acceptably managed in accordance with guidance, contained within Technical Advice Note 15 – *Development and Flood Risk* (TAN15). The Inspector concurred with this view. Whilst considering the role a Warden may play in the flood warning and evacuation plan the Inspector considered that this does not outweigh the risk that has been identified in introducing new permanent development within a flood zone

7.00 CONCLUSION

- 7.01 Overall, The Inspector concluded that the proposal is inappropriate development in the GB. There would also be other harm to the character and appearance of the area, and in flood risk as a result of the proposal. However, there are no exceptional circumstances in terms of the needs to service the essential functioning of the site, or in administering a flood warning and evacuation plan, which clearly outweigh the harm by reason of inappropriateness.
- 7.02 The proposal is therefore contrary to policies Gen1, Gen 3, Gen 4, HSG4 and EWP17 of the UDP and national guidance within PPW, TAN6 and TAN15. Consequently and having considered all other matters raised, the Planning Inspector concluded that the appeal should be **DISMISSED**.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity
Planning Inspector Decision

Contact Officer: James Beattie
Telephone: (01352) 703262
Email: james.beattie@flintshire.gov.uk