

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**Date 20<sup>th</sup> January 2020**

<b>Application No:</b>	HPK/2019/0466	
<b>Location</b>	Hayfield Campsite	
<b>Proposal</b>	Site upgrades comprising the conversion of 13no. existing grass pitches to all weather pitches (including 2 retrospective all weather pitches)	
<b>Applicant</b>	Mr Nathan Goodyear	
<b>Agent</b>	Miss Sarah Butterfield	
<b>Parish/ward</b>	Hayfield/Hayfield	<b>Date registered</b> 24 <sup>th</sup> October 2019
<b>If you have a question about this report please contact:</b> James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

**1. SUMMARY OF RECOMMENDATION**

**Approve with Conditions**

**1. REASON FOR COMMITTEE DETERMINATION**

- 1.1 This application has been brought before the Development Control Committee due to the planning history associated with the site which has been subject to determination by Committee

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site is an area of land in the north eastern part of Hayfield Campsite, Kinder Road, Hayfield, located approximately 1 mile east of Hayfield village, accessed off Kinder Road which runs eastwards to the north of a small brook Kinder Row, a traditional row of terrace houses and the Sportsman Public House.
- 2.2 The Campsite lies to the south of Kinder Row at a lower level than Kinder Road, and is surrounded to the north and south by mature vegetation.
- 2.3 The site is an established camping and caravanning site which has been subject to a planning application for "site upgrades and improvements, including 19 hard standings, 10 camping pods & bark chip access with refurbishment of the internal access road, motor home service point, new reception block, extension to existing amenity block, and a children's play area" which was approved by the Committee on the 17<sup>th</sup> January 2011 under HPK/2010/0479.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1 The application seeks consent for the conversion of 11no. existing grass pitches to all weather pitches and retrospective consent for the conversion of 2no grass pitches all weather pitches, totalling 13no. pitches. The proposed upgrades will not increase the overall number of pitches within the site nor will it increase the capacity of the site in terms of visitor numbers.
- 3.2 The application has been accompanied by the following plans and documentation:
- Supporting Planning Statement (Cover Letter)
  - Site Location Plan (Drawing No: HAY/PS19/013)
  - Existing Site Layout Plan (Drawing No. HAY/PS19/001)
  - Proposed Site Layout Plan (Drawing No. HAY/PS19/002)
  - Typical Hardstanding and Spacing Plan (Drawing No. STAND/015)
- 3.3 The submitted details shows the two all weather pitches for which retrospective consent is sought coloured red, with the other 11 proposed all weather pitches highlighted in green. The pitches have a depth of 9m and a width of 5m and are to be finished in a stone/gravel surface.
- 3.4 All existing landscaping and trees on site would be retained with no additional planting proposed. No changes to the access will occur as a result of the proposed alterations to the pitches.
- 3.5 The application, the details attached to it including the plans, comments made by residents and the responses of the consultees can be found on the Council's website at

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=235450>

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The site has been subject to the following planning history:
- |               |  |
|---------------|--|
| HPK/2009/0245 | Erection of shed to provide backpacker facilities (Approved 6 <sup>th</sup> July 2009)   |
| HPK/2010/0293 | Provision of additional patio area, with covered pergola, cooking station and seating (Approved 5 <sup>th</sup> August 2010)   |
| HPK/2010/0479 | Site upgrades & improvements, 10 camping pods & bark chip access with refurbishment of the internal access road, motor homes service point, new reception block, extension to existing amenity block and children's play area (Approved 17 <sup>th</sup> Jan 2011) |

- HPK/2011/0582 Extension to the existing amenity block (Approved 15<sup>th</sup> December 2011)
- HPK/2018/0105 Variation of Condition 6 relating to HPK/2010/0479 (Approved 23<sup>rd</sup> May 2018)

## 5. PLANNING POLICIES RELEVANT TO THE DECISION

### High Peak local Plan 2016

- S1 Sustainable Development Principles  
 S1a Presumption in Favour of Sustainable Development  
 S6 Central Sub-area Strategy  
 EQ2 Landscape Character  
 EQ3 Rural Development  
 EQ4 Green Belt  
 EQ6 Design and Place Making  
 E6 Promoting Peak District Tourism and Culture  
 E7 Chalet Accommodation, Caravan and Camp Site Developments  
 CF6 Accessibility and Transport

### National Planning Policy Framework

- |                                       |            |
|---------------------------------------|------------|
| Achieving Sustainable Development     | Chapter 2  |
| Supporting a prosperous rural economy | Chapter 3  |
| Promoting Sustainable Transport       | Chapter 9  |
| Requiring Good Design                 | Chapter 12 |
| Protecting Green Belt                 | Chapter 13 |

## 6. CONSULTATIONS CARRIED OUT

<b>Site notice</b>	Expiry date for comments: 9 <sup>th</sup> December 2019
<b>Neighbour letters</b>	Expiry date for comments: 20 <sup>th</sup> November 2019
<b>Press Notice</b>	Expiry date for comments: N/A

### Neighbours

- 6.1 No consultations from nearby residential properties or members of the public have been received in connection with this application

### Consultees

- 6.2 The following comments have been received from consultees

Consultee	Comments
Hayfield Parish Council	Application supported
United Utilities	If there are no changes to the existing surface water arrangement then we will not require a condition to be added and have no further comment to make
Peak and Northern Footpath Society	The applicant has confirmed that the existing footpaths are not affected by the application. We therefore have no comment to make other than we would expect them to be open and usable at all times during and after the works
DCC Highways	No objection
DCC Lead Local Flood Risk Authority	Having reviewed the submitted details, as this is a minor application the LLFA have no formal comments to male. Refer to advisory notes.

## 7. POLICY AND PLANNING BALANCE

### Planning Policies

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals

which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

- 7.4 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

### **Principle of Development**

- 7.5 The site is situated outside of the settlement boundary in the open countryside and within the Green Belt. The site is also located partially within Flood Zone 2. The application is therefore subject to Policies EQ3, EQ4 and EQ11 of the High Peak Local Plan and restrictive policies relating to Green Belt and Flood Risk within Chapters 13 and 14 of the NPPF respectively.
- 7.6 Policies EQ3 and E6 of the Local Plan together support the enhancement of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities. Policy EQ4 states that all development within the Green Belt should be considered in line with national green belt policies.
- 7.7 Paragraph 145 of the National Planning Policy Framework (NPPF) sets out the types of development which are not regarded as inappropriate in the Green Belt, and therefore considered acceptable in principle. One such exception is the “provision of appropriate facilities for outdoor sport, outdoor recreation...as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.” Paragraph 146 of the NPPF also identifies other forms of development which can be regarded as appropriate forms of development provided that the openness of the green belt is preserved and does not conflict with the purpose of including land within the green belt. One such form of development is engineering operations.
- 7.8 The site is an established camping and caravanning site which has been operating since the mid 1990’s and was granted permission for extensive improvements and upgrading works under HPK/2010/0479 in 2011.
- 7.9 The general principle of a camping and caravanning has therefore long been established. Policy E6 of the Local Plan seeks to maintain and where possible enhance existing tourist, visitor and recreational facilities. Policy E7 of the Local Plan supports caravan and camp site developments only where it would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape, it would be well screened by existing landscape features

and any permanent structures would not be visible when viewed from areas outside the site to which the public has access.

- 7.10 Given the established use of the site, the nature of the proposed development, and the planning policy context set out above, it is considered that the principle of upgrading the site to all weather pitches, is acceptable providing that in doing so, the openness of the Green Belt would be preserved, it would not conflict with the purposes for including land within the green belt and would not result in any increase in flood risk or adversely affect the character of the area.

### **Impact on the Green Belt**

- 7.11 The resurfacing of the existing grass pitches to an all weather pitch by the provision of a new gravel surface would comprise an engineering operation, which can only be regarded as acceptable if the openness of the green belt is maintained and the development does not conflict with the purposes for including land within the green belt.

- 7.12 The 5 purposes of including land within the Green Belt are set out at paragraph 134 of the NPPF. The purpose most relevant to this application is to assist in safeguarding the countryside from encroachment.

- 7.13 Whilst the proposals would see a minor change to the colour and nature of the surface material, no built development would be introduced. Moreover, the change in surface material would not reduce the openness of the green belt or encroach into the countryside beyond that already approved. The overall number of pitches would remain the same and therefore the presence of caravans, whether on a grass pitch or a hard surface would still have the same affect. As such, it is considered that the proposed upgrades would not result in any harm to the openness of the Green Belt and would not conflict with any purpose of including land within it, thus according with Policy EQ4 of the Local Plan an restrictive policies relating to Green Belt development within Chapter 13 of the NPPF.

### **Flood Risk**

- 7.14 The site lies partially within Flood Zone 2. The proposal is for minor improvements to the site and the change in surface material would introduce a permeable surface. It is noted that the Lead Local Flood Authority have no comments to make. It is not considered that the development would increase flood risk elsewhere, either on site or in the wider area. Accordingly it is considered that the development would not conflict with Policy EQ11 of the Local Plan and relevant paragraphs contained within Chapter 14 of the NPPF.

### **Landscape Character and Visual Amenity**

- 7.15 Policy E7 of the Local Plan supports the development of caravan and camp sites providing that any visual impact would be well screened by existing landscape features for the whole of the proposed operating season, and that any permanent structures would not be visible even during winter months when viewed from areas outside the site to which the public has access.
- 7.16 Policies EQ2 and EQ3 of the Local Plan stress the importance of protecting the intrinsic values of the landscape and the setting of the Peaks District National Park. Proposals will be supported where they are sympathetic to the rural character of the landscape. Policy EQ6 requires all new development to protect the amenity of the area. Chapter 12 of the NPPF contains the relevant national policy framework for good design.
- 7.17 The two all weather pitches that are the subject of a retrospective application provide a useful insight as to impact on the landscape that would occur with a further 11 pitches. It is considered that the materials used in these upgrade works are acceptable and blend in well with the wider context of the Caravan Park. The proposed all weather pitches would also be consistent and in keeping with the layout and appearance of the current all weather pitches that exist on site.
- 7.18 Due to the nature of the proposed development and the heavily screening of the site, the resultant pitches will not be visible from public vantage points, such as the adjacent public right of way, due to the presence of the boundary hedgerow. Moreover, although the boundary with the National Park is located 120m to the north and east of the site, the presence of a heavily wooded area would ensure that the development proposals would not harm to the setting of the National Park.
- 7.19 For the reasons outline above, it is considered that the existing 2no. pitches and further proposed 11no. all weather pitches would not result in any adverse landscape or visual impacts, thus satisfying the requirements of Policies EQ2, EQ3 and EQ6 of the High Peak Local Plan and relevant paragraphs within Chapter 12 of the NPPF.

### **Highway Safety**

- 7.20 Policy CF6 of the Local Plan requires development to be located where it can be easily accommodated within the existing highway network. Paragraph 109 of the NPPF states that applications should only be refused on highway safety grounds where the impacts are considered to be severe.
- 7.21 The proposed upgrade works to facilitate all weather pitches in the north eastern part of the existing Caravan site will not result in any changes to the existing access to the site and will not result in any increase in capacity and thus no intensification of the use of the site.

7.22 The Highways Authority has raised no objection. In light of these comments and the context outlined above, the application is considered to accord with the provisions of Policy CF6 of the Local Plan.

### **Residential Amenity**

7.23 Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.24 The closest neighbouring properties are located to the north of the site along Kinder Road some 80m from the site. Although the provision of all weather pitches may result in more use of the site, being suitable in inclement weather, the site is located on significant lower ground with established trees and a stone wall forming the boundary with Kinder Road. As such it is not considered that the change to all weather pitches would unduly harm the residential amenities of surrounding neighbours.

## **8. Conclusions/Planning Balance**

8.1 Policy S1a of the Local Plan sets out the presumption in favour of sustainable development contained within Paragraph 11 of the NPPF. For decision taking, this means that approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission, unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

8.2 The established caravan and campsite is a key tourist and recreational asset in the Borough. The installation of the all weather pitches would facilitate the upgrade of the site and enhance the tourism offer at the site. Policies E6 and E7 of the Local Plan support such proposals which are acknowledged to bring wider economic benefits to the area, in line with Paragraph 19 and Chapter 3 of the NPPF.

8.3 The site is also situated in the Green Belt, whereby engineering operation can only be acceptable provided that the openness of the green belt is preserved and the development does not conflict with the purposes of including land within the green belt. The development proposals, by virtue of the change of surface colour and would comprise appropriate development which would not harm the

openness of the green belt or conflict with the purposes for including land within the green belt. Whether the pitches are a grass or hard surface, once in use the impact of caravans would be no greater than the present situation. Accordingly the development would comply with paragraph 146 of the NPPF and Policy EQ4 of the adopted Local Plan.

- 8.4 Moreover, in terms of the visual impact of the new pitches, the existing and well established boundary treatment would ensure that the new surfaced pitches would not be visually prominent or have any adverse impact on the surrounding landscape. The boundary with the National Park is located 120m to the north and east and with the presence of substantial trees and landscaping there would be no harm to its setting. Accordingly the development proposals meet Policies E2 and EQ3 of the Local Plan.
- 8.5 Due to the minor nature of the upgrade works and that the proposed material will be permeable, it is not considered that the proposed works would result in any increase in flood risk either to the site or the wider area, in accordance with Policy EQ11 of the Local Plan and Chapter 14 of the NPPF.
- 8.6 For the reasons outlined within this report, it is concluded that the application accords with all relevant Local Development Plan policies and all other material considerations which includes the NPPF. The application thus comprises a sustainable form of development and in line with Policy S1a of the Local Plan and paragraph 11 of the NPPF, it is recommended that the development proposals be approved.

## **8. RECOMMENDATIONS**

### **A. APPROVE subject to conditions as follows;**

1. Time Limit 3 Years
2. Compliance with Approved Plans

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

