

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> February 2018**

**Agenda item 10**

**Application Ref. 17/00912/FUL**

**The Lodge, Red Hall Lane, Halmerend**

Since the preparation of the agenda report the applicant has submitted a statement for consideration. They comment as follows:-

1. Although 5 additional touring caravan pitches are preferred by the applicant for the business, a reduction to 3 pitches as a condition of any approval would still be acceptable to them if 5 are considered too excessive by the Council.
2. The Caravan park business is predominantly season based spanning from April-October. The applicant would agree to only use the extra pitches during these times. This is an intermittent business where guests are not allowed to stay for long periods of time i.e. over 28 days a time.
3. The erection of a prefabricated building will be used for the following maintenance items:- a sit down lawn mower; a small digger; Chainsaw; a petrol strimmer; hedge cutters; ladders; a petrol lawn mower; fishing pool equipment; other smaller maintenance items.
4. If approval is obtained the applicant will undertake landscaping, to be agreed through planning condition, including substantial tree planting using a professional landscaping service. They also propose to agree external facing materials for the storage building in line with the Councils requirements also by condition.
5. The Lodge was very recently (until the applicant acquired the property as their family residence) used as a bed and breakfast. The applicant has closed the bed and breakfast side of the business which has reduced traffic on Red Hall Lane and noise levels from comings and goings overall. The Lodge now serves as a family home only.
6. In relation to waste disposal there are already facilities on site. There is a cess pit on the caravan park that the applicant states to hold around 800 gallons of waste. The caravan park hires a large commercial bin that is emptied every two weeks. Therefore guests have no need to use the bins at the end of Red Hall Lane.
7. In relation to the surface of Red Hall Lane. The potholes present on the lane are due to the high volume of HGVs using the lane to transport rubble/aggregate up to the units at the top rather than visitors to the Caravan Site do not cause this problem.
8. The applicant acknowledges the historic Minnie Pit disaster referred to in local representation. They plan to install a plaque to put on "the old pump house" to reflect the importance and significance of that to the area.

**Your officer's comments**

The recommendation within the report is that the application should be refused for two reasons.

The first relates to the development being inappropriate development in the Green Belt and the very special circumstances required to justify approval of such development do not exist in this case.

The applicant has indicated that a reduction in the number of pitches from 5 to 3 would be acceptable and that it would be agreed that such pitches would only be in use during high season. More information has been provided as to what will be stored in the building, however this information is not sufficient to demonstrate that a building of the size proposed is appropriate.

The additional information provided does not, therefore, lead to a different conclusion to that set out in the main agenda report, i.e. that what is proposed is appropriate development in the Green Belt. It is acknowledged that the harm to the openness of the Green Belt will be less than was considered within the main agenda report due to the limitations now suggested regarding 3 pitches during high season only. It remains the case, however, that inappropriate development is, by definition, harmful and that development should not be approved except in very special circumstances. No such very special circumstances have been advanced or identified and as such the first reason for refusal as recommended remains valid.

The second reason for refusal regards the lack of information as required by condition C17 of the Local Plan.

Policy C17 indicates that any new application must include full details of access, drainage, landscaping, layout of pitches, design and siting of buildings and the applicant must demonstrate that effective environmental management of the site, including satisfactory provision for the collection and disposal of waste, can be guaranteed. Additional information has been provided by the applicant with regard to drainage and waste management and the applicant has also indicated a preparedness to undertake landscaping and agree details of the materials of the building. Information regarding the layout of pitches and design and siting of the building were previously provided, however, but not sufficiently detailed or precise and as such, in the absence of better plans, it remains that there is a lack of detail and that as such the proposal remains contrary to policy C17.

**The recommendation remains as set out in the main agenda.**