

AGENDA ITEM NO. 8/2(c)

Parish:	Heacham	
Proposal:	Change of use of land to allow the residential use of the warden's caravan for 12 months each year	
Location:	Heacham Holidays Ltd Long Acres Holiday Home Park South Beach Road Heacham	
Applicant:	Heacham Holidays Ltd	
Case No:	19/00139/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 8 April 2019

Reason for Referral to Planning Committee – The views of the Parish Council are Contrary to the Officers recommendation

Neighbourhood Plan: No

Case Summary

The application site relates to the Long Acres Holiday Home Park located on South Beach Road in Heacham.

The proposal is a change of use to allow 12 month occupancy of the warden's caravan situated at the entrance to the park. The overall site currently has 11 month occupancy granted as part of application 2/95/1076/F.

Key Issues

Planning History
Flooding
Other considerations

Recommendation

APPROVE

THE APPLICATION

The application site forms part of the Long Acres Holiday Home Park located on South Beach Road, Heacham. The portion of the site in which the application relates is located within flood zone 2 but outside of the Coastal Hazard Zone.

The application proposes to change the use of the warden's caravan to allow 12 month occupancy. The site currently has 11 month occupancy granted as part of application 2/95/1076/F which superseded the original consent ref DG 2694. The reason for the restriction is that the site was deemed suitable only for holiday accommodation and should not be used as permanent accommodation.

SUPPORTING CASE

The applicant has submitted a design and access statement in support of their case. The main points are as follows:

'This application seeks full planning permission for change use and is submitted with the following description:-

'Change of use of land to allow the residential use of the warden's caravan for 12 months each year'

Heacham Holidays are seeking permission in order to allow for an on-site warden throughout the year to manage the site more effectively, to guarantee the safety of all holidaymakers and visitors at all times of the year, and to safeguard the security of the on-site equipment, facilities, stored touring and all static caravans when the park is both open and closed.

Location

4.3 The application site is located to the north of the holiday park, adjacent to the park's entrance.

Use

4.4 The application site will be used as a residential caravan for the warden of the site.

Access

4.5 The proposal site will be accessed from the existing road network from South Beach Road and access/exit points within the surrounding holiday park complex.'

PLANNING HISTORY

2/88/4530/CU/F Occupation of caravan without complying with condition 1 of planning permission ref: DG 2694 dated 29th November 1962 to enable warden to reside on site throughout the year for security reasons Approved

2/94/1411/F Occupation of caravan without complying with condition 1 of planning permission DG 2694 dated 29.11.1962 to enable warden to reside on site throughout year for security reasons (renewal) PER - Application Permitted

2/95/1076/F Use of land as caravan site without complying with condition 1 of planning permission DG 2694 dated 29.11.62 to enable caravan site to be occupied except the period between 15th January and 15th February in each year PER - Application Permitted

04/00655/CU Extension to caravan site including construction of amenity buildings and wardens flat REF - Application Refused

04/01989/F Continued use of caravan as accommodation for warden (renewal) NONDET - Application not determined

11/01014/F Variation of condition number 1 of planning permission DG2694: to enable warden to reside on site throughout the year for security reasons, replacing previously approved planning permission 2/94/1411/F WDN - Application Withdrawn

18/01605/F Change use of land from agricultural use to sales and storage area for touring and static caravans PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council - OBJECTION: The following comments were received:

'The company requested this back in 1994 which was approved by Borough Council, there were further applications in 1995, again approved, a warden's flat was refused on renewal in 2004 when the 10 year approval ran out. In 2011 the application was withdrawn. No breach was established on enforcement in 2012. We at Heacham Parish Council object to a 12 month residency of a warden's caravan as we believe it sets a precedence. This is within a flood plain.'

Environment Agency – NO OBJECTION:

REPRESENTATIONS there were **8** letters of **objection** concerning:

- sets a precedence
- intensification of Fenway access
- increase in traffic
- warden is not required for 12 months
- supporting case does not justify the proposal
- rights of access

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

Planning History
Flooding
Other considerations

Planning History:

Application ref 2/88/4520/CU/F was approved to allow for the warden to reside on site throughout the year without complying with condition 1 of permission (DG/2694). This was then renewed to allow the warden to live on site for a period of 10 years (2/94/1411/F) which expired in 2004. The reasons stated for the temporary consent are that the caravan was required in special circumstances to meet the applicant's need for warden accommodation

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and for the borough council to retain control over the development. Since this time there has been no further application approved to allow 12 month occupancy.

A variation of condition to application DG/2694 was approved in 1995 for the full site to be occupied throughout the year apart from the period of 15th January to 15th February every year (2/95/1076/F). This became the new permission for the site superseding the original (DG/2694).

The reason for the restriction was that the overall site was only deemed suitable for the purposes of holiday accommodation and not as permanent living accommodation.

Flooding:

The site lies within Flood Zone 2 as shown on the council's newly adopted SFRA maps. It also lies outside the Coastal Flood Risk Hazard Zone so would not be subject to the restrictions in policy DM18 of the Site Allocations & Development Management Policies Plan 2016. Given that the site is situated in an area at a lower risk of flooding as per the new SFRA it would not raise any concerns with respect to flood risk. It is also the case that the Environment Agency has raised no objections to the proposal. Finally the caravan has to be associated with the site as it is associated with the current holiday park.

Other Considerations:

A number of representations have been made stating that the proposal would set a precedent in addition to access and highway concerns. It is the case that each application is assessed separately and a decision made based on the particular merits of the proposal. Given that the application only proposes to change how the unit is occupied and is not extending the floorspace there is thought to be no highway issues in terms of the increase of traffic. The issue of the Fenway access is not relevant to this application and has been dealt with as part of a recent application 18/01605/F comprising the change of use of land from agricultural use to sales and storage area for touring and static caravans. The matter of flood risk has been dealt with above.

CONCLUSION:

The proposal is to allow 12 month occupancy of the warden's caravan which is currently restricted to 11 months through the historic permission. Due to the site being outside the coastal hazard zone there would be limited flood risk concerns. The proposal would not give rise to any issues that would be detrimental to highway safety. Although outside (but directly adjacent to the settlement boundary) the caravan is already occupied for 11 months and they are only applying for one extra month. It is clear that the extra month will help to safeguard the site during the time the park is closed. The proposal is considered to be in accordance with the policies of the Development Plan and the provisions of the National Planning Policy Framework 2019. It is therefore recommended for approval.

RECOMMENDATION:

APPROVE